



96 Manners Way

96 Manners Way Southend-on-Sea Essex SS2 6PZ

Home Of Leigh are very excited to offer for sale this surprisingly spacious and beautifully refurbished three bedroom semi detached character bungalow, situated on the highly regarded Manners Way Estate and which is within walking distance of Southend Airport with mainline railway station giving direct access into London Liverpool Street.

The accommodation comprises; entrance porch, entrance hall, a bright and airy lounge with access to the rear garden, a separate modern fitted kitchen with additional breakfast area again overlooking and leading to the rear garden, three great size bedrooms and a luxury fitted bathroom suite.



Externally the property benefits from a good size and unoverlooked rear garden, whilst to the front there is further gardens with an independent driveway providing off street parking and access to a detached garage.

Located on Manners Way in Southend on Sea, this attractive property is close to local bus routes giving direct access into Southend City Centre as well as being within a short stroll of Priory Park.

Accommodation Comprises

The property is approached via double glazed entrance door leading to:

Entrance Porch

Double glazed windows to front aspect, further door leading to:

Entrance Hall 16'1 x 8'7 (reducing to 3'3)

Tiled flooring, built-in storage cupboard house boiler (not tested), radiator, doors to:



range of matching eye level wall mounted units, tiled flooring, access to:

Breakfast Area 11'2 x 7'4

Double glazed windows to rear and side aspects, tiled flooring, integrated space for washing machine and dryer, appliance space for fridge/freezer, double glazed door to garden.

Bedroom One 13'5 x 13'5

Double glazed window to front aspect with bespoke fitted plantation shutters, wood flooring, coved cornice to ceiling, picture rail, radiator.

Bedroom Two 13'2 x 12'5

Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, picture rail, radiator.

Bedroom Three 10'7 x 8'1

Double glazed window to side aspect, wood flooring, picture rail, radiator.

Shower Room 7'6 x 8'2

Two double glazed obscure windows to rear aspect, luxury fitted three piece suite comprising; fully tiled walk-in shower, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, attractive wood panelling to waist height, heated towel rail.



Lounge 13'3 x 10'7

Double glazed patio doors to rear giving access to the garden, wood flooring, feature fireplace with inset electric fire, radiator.

Kitchen/Breakfast Room 19'1 x 11'2 (reducing to 7'4)

A wonderful open plan space with two clearly defined areas as follows:

Kitchen 11'5 x 7'4

The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven and four ring gas hob, integrated microwave and dishwasher, further

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing and an array of established flower and shrub borders. Further block paved driveway to side giving access to the garage and gates to the front.

Front Garden

The front of the property is paved providing off street parking for several vehicles with gates to side giving access through to the detached garage.













Price £425,000 Freehold

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