



12 Manchester Road | | NN29 7SR



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Offers In The Region Of £290,000

A well proportioned detached family home with an integral garage and larger than average rear garden. The property is offered with no chain, is well presented while also offering the ability to significantly update and potential to extend (subject to planning). With PVCu double glazing, a gas fired radiator heating system and parquet flooring to most rooms, the accommodation comprises a porch, entrance hall, sitting room, dining room, and kitchen/breakfast room. The first floor offers three bedrooms and a family bathroom. A driveway leads to the garage, along with front and rear gardens.

- Three bedroom detached house
- Hard flooring throughout
- Potential to extend (STP)
- Garage and off road parking
- Large east facing rear garden
- Gas central heating throughout

PVCu door leading into

Porch

Timber and glazed door leading into

Entrance Hall

Stairs to first floor landing, timber door leading into

Sitting Room

13'4" x 13'10" (4.07 x 4.24)

Large window to front, radiator, feature fireplace with gas fire on hearth with surround, TV point, telephone point, under stairs storage cupboard, wood flooring, opening into

Dining Room

8'11" x 8'11" (2.73 x 2.72)

Radiator, wood flooring, PVCu sliding doors to rear garden, part glazed timber door into

Kitchen

14'6" x 8'10" (4.44 x 2.71)

Fitted with a range of base level units with marble effect worksurfaces above, inset one and half ceramic sink and drainer with stainless steel mixer tap above, low level over, gas hob with chimney style extractor above, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, shelving, tiled flooring, vertical radiator, wind to rear, pedestrian door to garage and PVCu door to rear garden.

Garage

7'10" x 16'2" (2.40 x 4.94)

Power and light connected, gas and electric meters, up and over door.

First Floor Landing

Window to side, loft access hatch, linen cupboard, doors to all principal first floor rooms.

Bedroom One

10'0" x 11'6" (3.06 x 3.51)

Window to front, radiator, build in wardrobes, wood flooring.

Bedroom Two

10'1" x 9'11" (3.08 x 3.04)

Window to rear, radiator, wood flooring.

Bedroom Three

6'5" x 7'6" (1.98 x 2.29)

Window to front, radiator, wood flooring.

Bathroom

6'4" x 5'5" (1.94 x 1.66)

Fitted with a three piece suite comprising of a low level WC with concealed cistern, hand wash basin in vanity unit and P-shaped bath. Thermostatic shower over bath with glazed screen, towel warming radiator, obscured glazed window to rear.

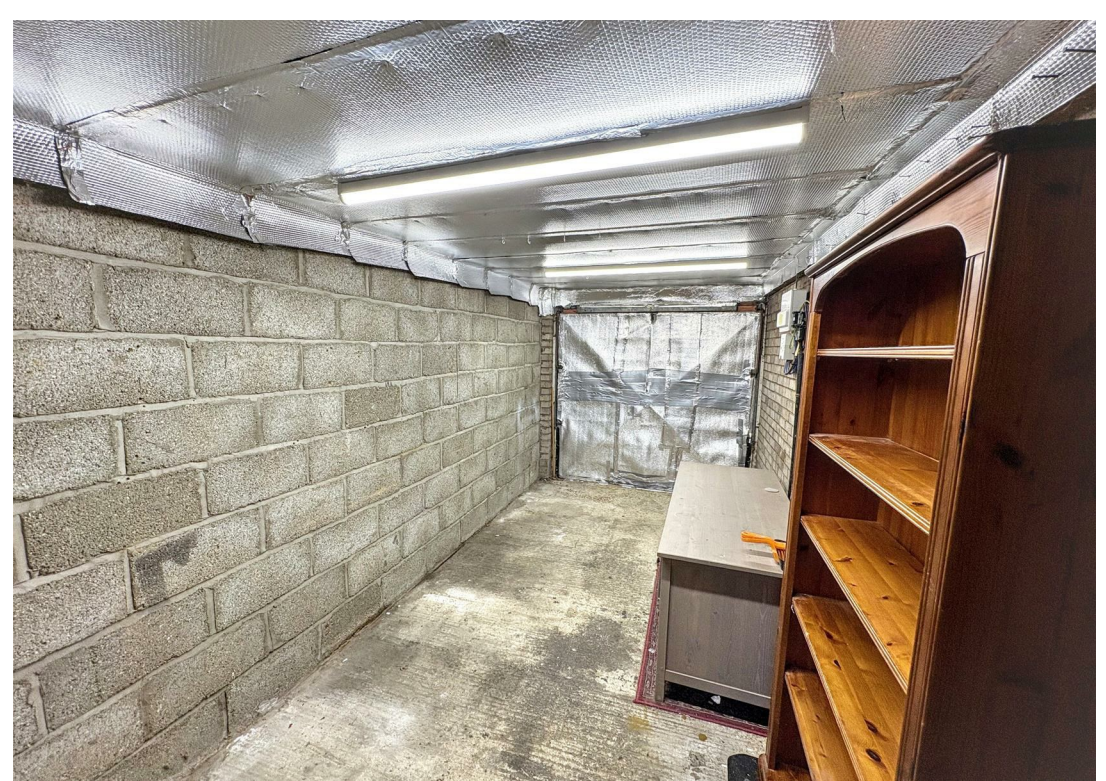
Rear Garden

Immediately abutting the rear is a full width paved patio area which extends into the garden beyond a small retaining brick wall. The remainder of garden is predominantly laid to lawn with some mature trees and planting. A central pathway leads to the rear of the garden which houses two sheds and a greenhouse. The whole is enclosed with a combination of timber fencing and is easterly facing. Outside tap and socket.

Outside

The property sits behind an open frontage of predominantly block paving offering off road parking for multiple vehicles. The remainder is laid to decorative shingle with planted raised bed retained with sleepers. Access to up and over garage door and front door.





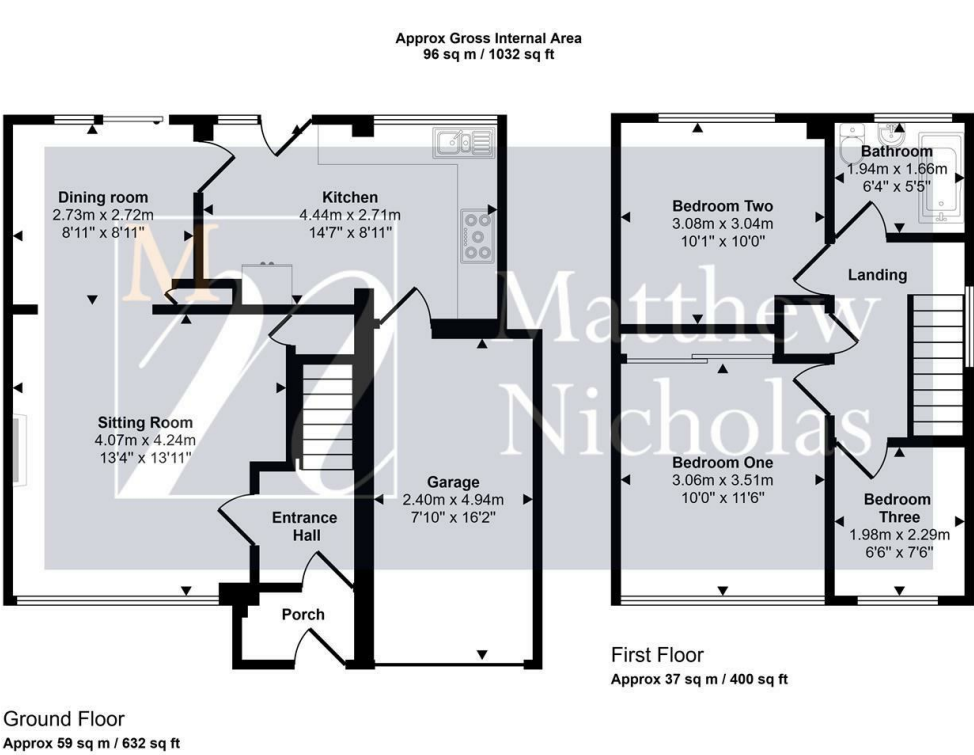
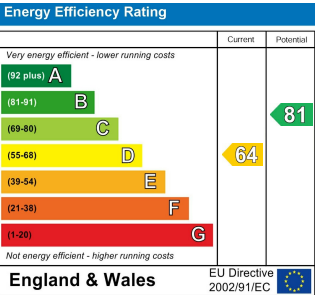
Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: 1032.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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