



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**

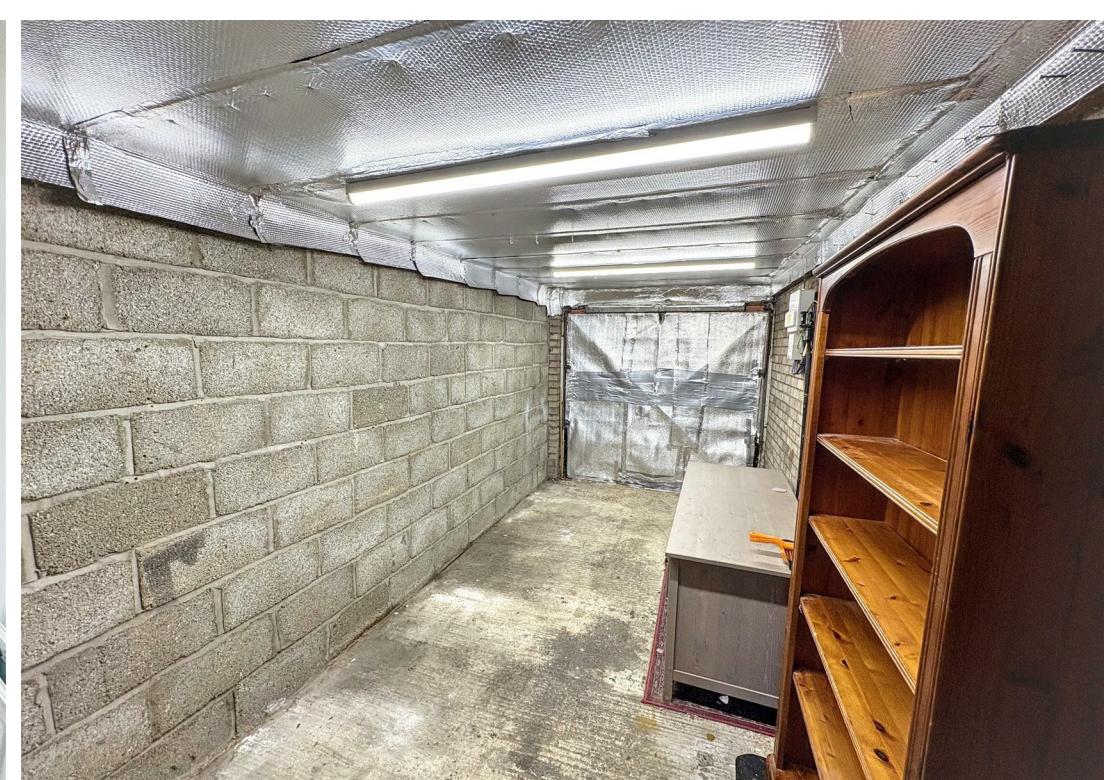
Immediately abutting the rear is a full width paved patio area which extends into the garden beyond a small retaining brick wall. The remainder of garden is predominantly laid to lawn with some mature trees and planting. A central pathway leads to the rear of the garden which houses two sheds and a greenhouse.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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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