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Manor Road, Rothwell

BELVOIR!

Offers Over £210,000 Freehold

EPC Rating D. Council Tax A.

Offered to the market with NO ONWARD CHAIN, this appealing three-bedroom residence combines generous living accommodation, charming original features & spacious rear garden, making it an ideal choice for a range of buyers.

Stepping into the property, the entrance hall provides access to a useful utility room, separate WC & additional store room, offering excellent practical space for everyday family life.

The living room provides a comfortable welcoming space, while the breakfast kitchen is well equipped with an abundance of work surfaces & features the property's original solid fuel burner/boiler, adding character & a traditional focal point.

To the first floor are three well-proportioned bedrooms, together with a family bathroom, providing comfortable accommodation for families, couples or those requiring additional space for a home office or guests.

Outside, the property enjoys a small laid frontage, while the rear garden is a particular highlight. Spacious & predominantly laid to lawn, the garden also benefits from a decked area, creating a great setting for outdoor dining, entertaining or simply enjoying the warmer months.

Adding to the property's charm are the original quarry-tiled windowsills throughout, providing an attractive nod to the home's character.

With its three bedrooms, generous garden, useful additional rooms, original features and no onward chain, this is a property that offers plenty of appeal & should be viewed to be fully appreciated.

Entrance Hall
Double glazed door to front, double glazed window to front, laminate to flooring, ceiling light, double glazed door opening to rear garden.

Store
1.93m x 0.91m (6'4" x 3'0")
Double glazed window to front, tiled flooring, ceiling light.

Cloakroom
1.99m x 0.9m (6'6" x 3'0")
Single glazed window to side, low level WC, laminate flooring, ceiling light, radiator.

Utility
2.43m x 1.62m (8'0" x 5'4")
Double glazed window to rear, composite work surfaces, plumbing for washing machine, space for additional under counter appliance, wall light, laminate to flooring.

Inner Hall
Double glazed window to side, carpet to flooring, under stairs cupboard, radiator, stairs rising to first floor.

Living Room
3.96m x 2.95m (13'0" x 9'8")
Double glazed window to front, carpet to flooring, ceiling light, radiator.

Kitchen/Dining Room
6.08m x 4.18m (19'11" x 13'8")
Double glazed window to front & rear. Kitchen comprising of base units, granite effect work surfaces over, electric oven, four ring electric hob, stainless steel sink with drainer, original solid fuel burner/boiler, laminate to flooring, ceiling light, radiator.

First Floor Landing
Double glazed window to rear, carpet to flooring, ceiling light, loft access.

Bedroom One
3.95m x 3.88m (13'0" x 12'8")
Double glazed window to front, built in wardrobe, carpet to flooring, ceiling light, radiator.

Bedroom Two
3.96m x 3.45m (13'0" x 11'4")
Double glazed window to front, built in wardrobe, carpet to flooring, ceiling light, radiator.

Bedroom Three
2.65m x 2.5m (8'8" x 8'2")
Double glazed window to rear, built in wardrobe, carpet to flooring, ceiling light, radiator.

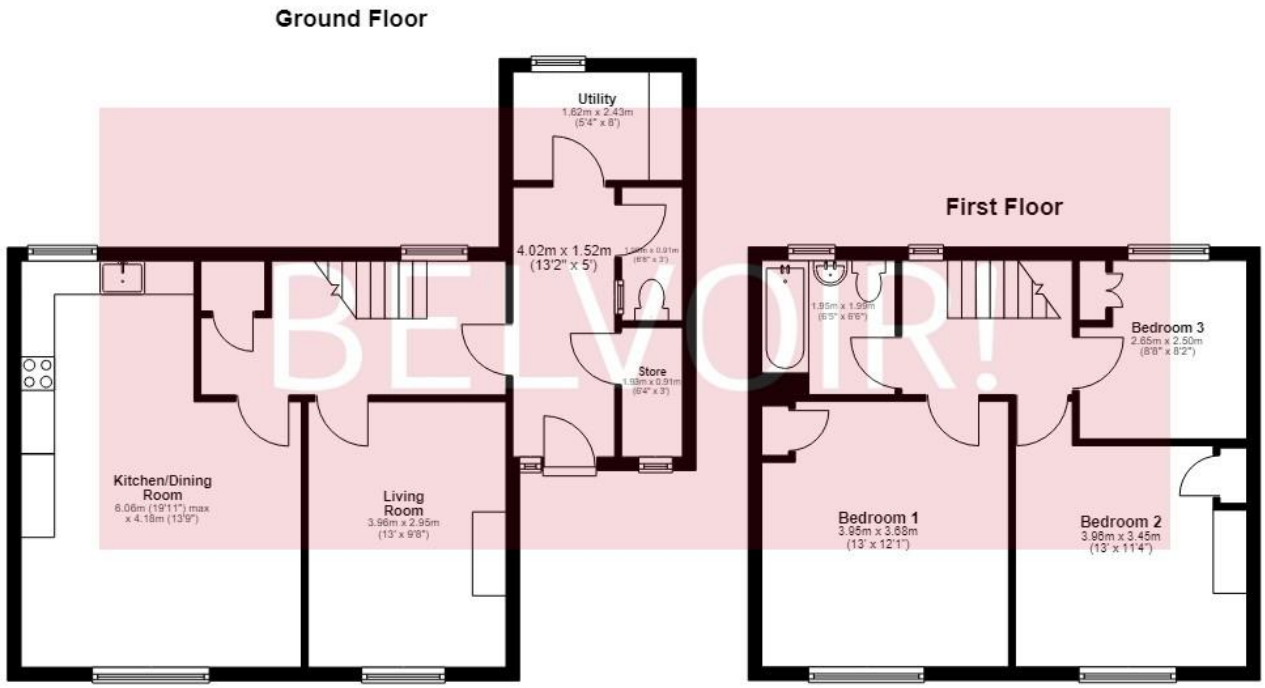
Bathroom
1.99m x 1.95m (6'6" x 6'5")
Double glazed window to rear, paneled bath, wall mounted wash hand basin, low level WC, part tiled walls, laminate to flooring, heated towel rail, ceiling light.

External
Front - Fenced frontage, mainly laid lawn, path leading to front door.

Rear - Fully enclosed, decking, mainly laid to lawn.

Agents Notes
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.



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Plan produced using PlanUp.

Contact us today to arrange a viewing...

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