



Manor Grove, Benton
Offers in excess of £350,000

**JACK
HARRISON
ESTATES**

A SUPERB 4 BEDROOM, 3 STOREY FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE MANOR GROVE, BENTON.

The property is conveniently positioned for access to an abundance of amenities including shops, schools, both dental and doctors surgeries and Four Lane Ends metro station. The beautifully appointed and tastefully extended accommodation comprises: Entrance hall, lounge, dining room and kitchen. To the first floor, there are 3 bedrooms and a family bathroom/WC with a staircase leading to a further bedroom and separate WC. Additional benefits include gas central heating and double glazing. Externally, there are gardens to the front and rear, a private driveway, a shared driveway and a detached garage.

Entrance hall: Double glazed entrance door, double glazed window to the front, laminate floor, radiator, staircase to the first floor and understairs cupboard.

Lounge: 14'3 into bay x 12'7 into alcoves: Double glazed bay window to the front, exposed chimney breast, alcoves, coving to ceiling, picture rail, radiator and laminate flooring.

Dining room: 14'6 into bay x 12'1: Double glazed bay window to the rear, feature fireplace with open fire, coving to ceiling, picture rail and carpet.

Kitchen: 15'8 x 7'2: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, vent for dryer, part tiled walls, tiled floor, double radiator, double glazed windows to the side and rear, double glaze door to the side.

First floor landing: Double glazed window to the side, carpet and staircase to the 2nd floor.

Bedroom 1: 12'1 x 11'9 into alcoves: Double glazed window to the rear, alcoves, picture rail, carpet and double radiator.

Bedroom 2: 11'7 x 11'8 Double glazed window to the front, picture rail, carpet and double radiator.

Bedroom 3: 5'3 x 7'6: Double glazed window to the front, coving to ceiling, radiator and laminate floor.

Bathroom/WC: 7'8 x 7'4: White 3 piece suite comprising a large corner bath with shower over, hand basin and WC. Tiled walls, tiled floor, spotlights, double radiator and double glazed frosted windows to the front and side.

Second floor landing: Carpet and Velux window.

Bedroom 4: 11'2 x 16'3: Built in cupboards, double radiator and Velux windows.

WC: WC, hand basin, extractor fan and laminate floor.

Front garden: Gravelled garden and a paved driveway. Shared driveway to the side and a detached garage with electric points, shelving and a workbench area.

Rear garden: Laid mainly to lawn, paved patio, flower, tree and shrub borders and fenced boundaries.

