

FOR SALE

£440,000 Freehold



11 Manchester Road, Thornton Heath, Surrey. CR7 8NH

- 3 Bedroom House
- Through Lounge
- Large Kitchen
- Conservatory
- Two External Rooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Quiet & Convenient Road
- Plenty Of Potential



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PROPERTY DESCRIPTION

Situated in a quiet & ever popular residential road within a 3 to 10 minute walk of most local amenities including Thornton Heath Train Station, lots of bus routes, local shops, supermarket, leisure centre & well regarded schools. This spacious 3 bedroom terraced house benefits from good sized rooms throughout, a conservatory to the rear, A brick & timber outside office & studio, a large upstairs shower room & high ceilings. The property benefits from modernisation but does need some redecoration. Highly Recommended !



ROOM DESCRIPTIONS

Front Garden:

Paved, Porch with light, Part glazed front door to:

Entrance Hall:

Frosted picture window, radiator, hard wood flooring, stairs to mezzanine landing, doors to:

Through Lounge:

24' 7" x 10' 11" (7.49m x 3.33m) Double glazed casement windows with plantation shutters, two radiators, understairs cupboard housing meters, power points, hardwood flooring, double glazed door to rear garden & frosted sliding door to;

Large Kitchen:

14' 2" x 9' 10" (4.32m x 3.00m) Dual aspect double glazed casement windows, radiator, fitted wall & base units with work tops housing single drainer one and half bowl sink unit with mixer tap & tile splash back, oven, electric hob, cooker hood, plumbed for washing machine, integral dishwasher, space for tumble dryer, space for American style fridge/freezer, gas combination boiler, power points, down lighters, ceramic tiled floor, double glazed door to rear garden.

Conservatory:

10' 2" x 9' 4" (3.10m x 2.84m) Double glazed casement windows overlooking rear garden, radiator, power points, ceramic tiled floor, double glazed French doors to rear garden.

Mezzanine Landing:

Laminate flooring, two steps to first floor landing, solid doors to;

Bedroom 3:

9' 1" x 5' 7" (2.77m x 1.70m) Double glazed casement window overlooking rear garden, radiator, power points.

Shower Room:

8' 0" x 6' 6" (2.44m x 1.98m) Frosted double glazed casement window to side, fully tiled walls, chrome heated towel rail, modern matching white suite comprising of large shower cubicle with handheld & rose shower heads, vanity unit housing wash hand basin with mixer tap, dual flush wc, ceramic tiled floor, downlighters.

First Floor Landing:

Balustrade, entrance to loft, doors to:

Bedroom 1:

13' 11" x 11' 1" (4.24m x 3.38m) Two double glazed casement windows with plantation shutters, radiator, fitted wardrobe with cupboard above, cornice, power points, laminate flooring.

Bedroom 2:

11' 2" x 8' 6" (3.40m x 2.59m) Double glazed casement window over looking rear garden, fitted wardrobe with cupboard above, power points, laminate flooring.

Rear Garden:

60' 0" x 17' 0" (18.29m x 5.18m) Patio area, grass, gated rear access, double glazed door to:

Brick & Timber Framed Office/Studio:

Room 1:

10' 6" x 8' 6" (3.20m x 2.59m): Double glazed casement window, power points, ceramic tiled floor.

Room 2:

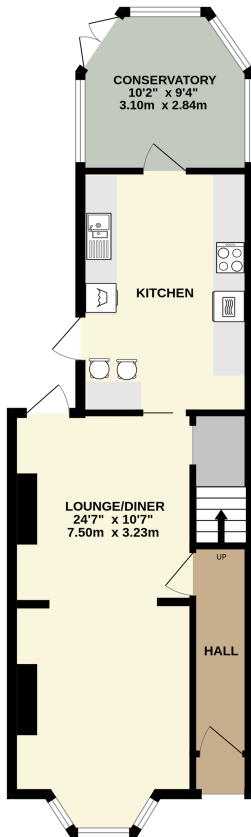
8' 6" x 7' 4" (2.59m x 2.24m) Double glazed casement window, power points, ceramic tiled floor, double glazed door to rear garden.



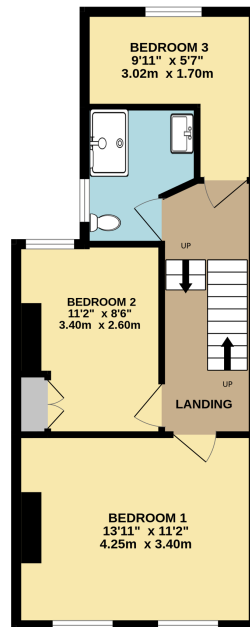
FLOORPLAN



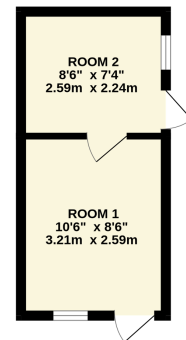
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



GROUND FLOOR REAR
151 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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