


TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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. Made with Metropix v2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



Manor Road, Tilbury

£250,000

- TWO BEDROOMS SEMI DETACHED HOUSE
- ADDITIONAL LOFT ROOM
- RE-FITTED 17' KITCHEN
- WELL MAINTAINED & PRESENTED THROUGHOUT
- EASILY MAINTAINED FRONT & REAR GARDENS
- 19' DETACHED GARAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO TILBURY TOWN STATION
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via hardwood door opening into Porch; fixed leaded windows to front & both sides, tiled flooring, second front entrance via hardwood door opening into:

Hallway

Base-level storage cupboard housing electricity meter and fuse box, fitted carpet, stairs to first floor.

Reception Room

4.31m x 3.95m (14' 2" x 13' 0") Double glazed windows to front, exposed-brick fireplace and hearth with gas 'fake coal' burner, exposed beams to ceiling and walls, fitted carpet.

Kitchen

5.33m x 2.26m (17' 6" x 7' 5") Double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, inset butler sink with mixer tap, space for double cooker, space for freestanding fridge freezer, space and plumbing for washing machine, built-in storage cupboard housing gas meter, vinyl flooring, exposed wooden beams to ceiling, hardwood door to rear opening to rear garden.

FIRST FLOOR

Landing

Double glazed windows to side, fitted carpet.



Bedroom One

5.25m (into fitted wardrobes, max) x 3.41m (17' 3" x 11' 2") Double glazed windows to front, fitted wardrobes and over-bed units, fitted vanity unit and base units, fitted carpet.

Bedroom Two

3.0m x 2.97m (9' 10" x 9' 9") Double glazed windows to rear, built-in storage cupboards, fitted carpet, timber step ladder leading to Loft Room.



Bathroom

2.01m x 1.84m (6' 7" x 6' 0") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower attachment, electric radiator, tiled walls, vinyl flooring.

SECOND FLOOR

Loft Room

6.0m x 4.67m (19' 8" x 15' 4") (Max - restrictive head height to edges) Skylight windows with integral shutter blinds to front and rear ceiling, power and lighting, fitted carpet.



EXTERIOR

Rear Garden

Approximately 38' Immediate decorative pebbled area, remainder paved with various flowerbed borders, timber shed to rear, access to front via side paved pathway through metal gate, access to rear via double timber gates.

Detached Garage

6.02m x 3.15m (19' 9" x 10' 4") Metal up and over door to front, timber door to rear, power and lighting.



Front Exterior

Paved front garden with flowerbed borders, timber gate to side, metal gate to front.