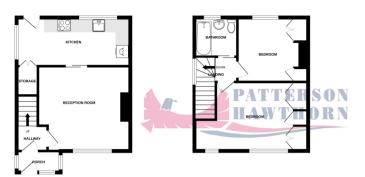
GROUND FLOOR 1ST FLOOR 2ND FLOOR 2ND FLOOR 373 sq.tt. (34.7 sq.m.) approx. 351 sq.tt. (24.7 sq.m.) approx. 302 sq.tt. (26.0 sq.m.) approx.





TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx. ttengt has been made to ensure the accuracy of the floorplan contained here, measurement tows, rooms and any other items are approximate and no responsibility is taken for any error mis-statement. This plan is for fluoristative purposes only and should be used as such by any and the statement.

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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

 $6.02 \,\mathrm{m}\,\mathrm{x}\,3.15 \,\mathrm{m}\,(19'\,9''\,\mathrm{x}\,10'\,4'')$ 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.