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\*your home may be repossessed if you do not keep up repayments on your mortgage

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## 6 Manor Croft, Normanton, WF6 2EG

## For Sale Freehold Offers In The Region Of £210,000

A deceptively well proportioned, two bedroom semi detached bungalow with no onward chain. The property has additional loft space available for future development and expansion, subject to gaining the necessary consents. Tucked away in this little known backwater position, yet within very easy reach of the town centre facilities.

With a gas fired central heating system and concealed unit double glazed windows, this comfortable and well maintained bungalow is approached via a side entrance door that leads into a central reception hall. The main living room is situated to the front of the property with a bay window and ornamental fire place with a dining kitchen situated to the rear, overlooking the back garden. Off the kitchen, there is a traditional pantry as well as a utility room leading out to the back garden. Both bedrooms are good sized doubles, one to the front and one to the rear and are both served by the bathroom that is fitted with a modern three piece suite. Outside, the property has a good sized lawned garden to the front with block paved driveway parking, that passes the side of the bungalow and leads up to a single garage to the rear. The back garden is of even larger proportions with a broad paved patio sitting area, leading up to a two tiered lawn with a useful wooden storage shed to the rear.

The property is situated in this popular cul de sac location on the fringe of the town centre of Normanton. Normanton offers a good range of shops, schools and recreational facilities as well as having it's own railway station and ready access to the national motorway network.



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ACCOMMODATION

RECEPTION HALL

17'4" x 3'3" [5.3m x 1.0m]

UPVC side entrance door with open porch, double central heating radiator. Doors to all principal rooms.

LIVING ROOM

12'9" x 12'1" [3.9m x 3.7m]

Splay bay window to the front, double central heating radiator. Feature fire place with ornate surround and marble inserted hearth, housing an ornamental fire place that is no longer in use.



KITCHEN

14'1" x 7'10" [4.3m x 2.4m]

Window to the rear, central heating radiator, ceramic tiled floor. Fitted to a lovely standard with a contemporary style range of grey fronted wall and base units with laminate worktops and tiled splashbacks. Inset stainless steel sink unit, stainless steel four ring gas hob with matching splashback and filter hood over, built in oven, space for an undercounter fridge.

WALK IN PANTRY

4'7" x 2'7" [1.4m x 0.8m]

Frosted window to the rear.

UTILITY ROOM

6'6" x 5'10" [2.0m x 1.8m]

Double glazed external door to the rear, space and plumbing for a washing machine and further fitted cupboards.

BEDROOM ONE

12'9" x 11'9" [3.9m x 3.6m]

Window to the front, central heating radiator, picture rail.



BEDROOM TWO

10'9" x 8'10" [3.3m x 2.7m]

Window to the side, central heating radiator.



INNER HALLWAY

6'6" x 4'3" [2.0m x 1.3m]

Central heating radiator, fold down door to loft storage room with Velux window, perfect for possible conversion to bedroom[s], subject to planning permission.

LOFT ROOM

Additional loft space available for future development and expansion, subject to gaining the necessary consents

BATHROOM

6'6" x 6'6" [2.0m x 2.0m]

Frosted window to the utility porch, part tiled walls. Fitted with a three piece suite comprising of a panel bath with shower over, pedestal wash basin and low suite W.C.. Chrome ladder style heated towel rail, extractor fan.



OUTSIDE

To the front, the property has a good sized lawned garden with mature planted beds and borders. A gated block paved driveway passes the side of the bungalow, where there is a double glazed side entrance door with a solid oak porch, and to the rear where there is a detached garage with power and light. Immediately to the rear of the bungalow, there is a broad paved patio sitting area, ideal for outdoor entertaining with steps up to a two tiered lawn. There is a useful wooden storage shed to the rear of the garage.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.