



Manor Road, Stilton Peterborough
£213,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Semi-Detached Home
- Two Double Bedrooms
- Living Room & Kitchen
- Conservatory
- Family Bathroom

Located in the popular Village of Stilton with easy access to the A1 and local shops, it would be a good Investment or First Time Home, in brief the accommodation comprises of Entrance Hall with stairs to the first floor landing, Living Room, door to the Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a single drainer sink unit, built-in dishwasher, electric oven, microwave, induction hob and extractor, space for a fridge/freezer, plumbing for a washing machine, door to the Pvcu double glazed Conservatory with heating, power and lighting, French doors giving access to the rear garden, First Floor Landing with doors to the Two Bedrooms and Family Bathroom fitted with a panelled bath and hand shower attachment, low level wc, pedestal wash hand basin, heated towel rail, Outside frontage is open



plan with ample Off Road Parking, Rear Garden is Enclosed laid mainly to lawn with a paved patio seating area with a further seating area to the side which is partly covered.

Entrance Hall:

Living Room - 14'5"max x 12'4"max (4.39m x 3.76m)

Fitted Kitchen - 12'4"max x 10'3"max (3.76m x 3.12m) including downstairs recess.

Conservatory - 13'1" x 11'11" (3.99m x 3.63m)

First Floor Landing - 8'1"max x 3'4"max (2.46m x 1.03m)

Bedroom1 - 12'4" x 9'5" (3.76m x 2.87m)

Bedroom 2 - 12'4" x 7' 3 (3.76m x 2.21m)

Family Bathroom - 8'5"max x 5'6"max (2.57m x 1.68m) including recess.

Agents Note : Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property call Sharman Quinney on:
01733 245400

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX204052 - 0004

