



Asking Price £360,000

Presenting a stunning four-bedroom, three-storey period townhouse, graciously positioned in the coveted location of Glenhurst Road, Mannamead, Novahomes is delighted to bring this property to the market, offering a seamless transition with no onward chain. This charming residence boasts generous living spaces spread across three floors. Upon entry through wooden double doors, you are greeted by a bright and welcoming entrance hall. The spacious lounge, adorned with a feature box window, provides a perfect setting for relaxation and entertainment. Adjacent, the dining room with double doors, seamlessly connects to the rear garden, creating a delightful indoor-outdoor flow. The heart of the home lies in the modern fitted kitchen, featuring sleek stone work surfaces and integral appliances, promising both functionality and style for culinary enthusiasts. Ascend the stairs to the first floor, where two double bedrooms, a single bedroom, a modern fitted bathroom, and a convenient separate WC await, ensuring comfort and convenience for residents. An added feature of this property is the loft conversion, introducing a second floor that hosts a well-lit study area and a generously sized double bedroom. Velux windows illuminate the space, while storage within the eaves maximises practicality. Outside, the property boasts a charming courtyard garden, offering a tranquil retreat with access to the rear service lane and garage, enhancing the lifestyle appeal of this remarkable residence. In summary, this beautiful period townhouse epitomises refined living in a sought-after location, seamlessly blending modern comforts with timeless elegance, making it an ideal home for discerning buyers.

novahomes

Established 2008

 01752 206040

 sales@novahomes.co.uk

 www.novahomes.co.uk

Glenhurst Road, Mannamead, PL3 5LT

Accommodation Comprises

Presenting a stunning four-bedroom, three-storey period townhouse, graciously positioned in the coveted location of Glenhurst Road, Mannamead, Novahomes is delighted to bring this property to the market, offering a seamless transition with no onward chain.

This charming residence boasts generous living spaces spread across three floors. Upon entry through wooden double doors, you are greeted by a bright and welcoming entrance hall. The spacious lounge, adorned with a feature box window, provides a perfect setting for relaxation and entertainment. Adjacent, the dining room with double doors, seamlessly connects to the rear garden, creating a delightful indoor-outdoor flow.

The heart of the home lies in the modern fitted kitchen, featuring sleek stone work surfaces and integral appliances, promising both functionality and style for culinary enthusiasts. Ascend the stairs to the first floor, where two double bedrooms, a single bedroom, a modern fitted bathroom, and a convenient separate WC await, ensuring comfort and convenience for residents.

An added feature of this property is the loft conversion, introducing a second floor that hosts a well-lit study area and a generously sized double bedroom. Velux windows illuminate the space, while storage within the eaves maximises practicality.

Outside, the property boasts a charming courtyard garden, offering a tranquil retreat with access to the rear service lane and garage, enhancing the lifestyle appeal of this remarkable residence.

In summary, this beautiful period townhouse epitomises refined living in a sought-after location, seamlessly blending modern comforts with timeless elegance, making it an ideal home for discerning buyers.

GROUND FLOOR

Entrance Hall

Sitting Room 4.18m (13'9") Plus Bay x 4.01m (13'2") Into Recess

Dining Room 4.15m (13'7") x 3.66m (12'0")

Kitchen 2.91m (9'7") x 2.27m (7'5")

FIRST FLOOR

Bedroom One 4.18m (13'9") Plus Bay x 3.55m (11'8") Into Recess

Bedroom Two 4.15m (13'7") x 3.57m (11'9")

Bedroom Three 2.4m (7'10") x 2.37m (7'9")

Bathroom

Separate WC

SECOND FLOOR

Study Area 5.47m (17'11") x 1.46m (4'9")

Bedroom Four 5.47m (17'11") x 3.26m (10'8")

Garage

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

