



47 Baroney Way, St. Nicholas Manor

£1,000 pcm Freehold

*****AVAILABLE TO LET*****

Step inside this bright and airy three-bedroom end of terrace home and discover modern living at its best. The spacious open plan lounge and kitchen is perfect for both relaxing evenings and entertaining friends, with plenty of natural light pouring in to create a welcoming atmosphere. The kitchen is sleek and functional, offering ample cupboard space and all the essentials you need for daily life, with integrated fridge/freezer and washing machine.

Upstairs, you'll find three comfortable bedrooms, each thoughtfully designed to maximize space and comfort, making this home ideal for families, couples, or anyone needing a flexible layout. The ground floor W/C adds extra convenience for busy households. Gas central heating keeps the home cosy all year round, while the neutral décor throughout provides a blank canvas for you to add your own personal touch. Available unfurnished, this property gives you the freedom to make it truly your own. Located with excellent access to main travel links, commuting is a

Living Room

12' 3" x 12' 2" (3.74m x 3.71m)

Double doors to the rear, power points, laminated flooring, open plan living.

Kitchen

9' 0" x 9' 1" (2.74m x 2.76m)

Fitted wall and floor units, power points, hob/oven, stainless drainer unit.

Ground Floor W/C

W/C and wash hand basin.

Family Bathroom W/C

5' 9" x 6' 0" (1.76m x 1.83m)

Paneled bath, wash hand basin pedestal, W/C.

Main Bedroom

16' 7" x 8' 11" (5.05m x 2.71m)

Two Velux windows, power points, central heating radiator and storage recess.

Bedroom Two

12' 1" x 7' 10" (3.69m x 2.38m)

Power points, central heating radiator.

Bedroom Three

12' 2" x 7' 7" (3.70m x 2.32m)

Power points, central heating radiator.





Ground Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



Second Floor

Approx. 21.4 sq. metres (230.3 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

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