



Manning Road, Dagenham

Offers In Excess Of  
£400,000

- Four bedrooms
- Terraced House
- En-suite Shower Room
- Fitted Kitchen/ Diner





## EXTERIOR FRONT

Patio paved area with a dropped kerb.

## ENTRANCE

Entrance via door to hallway. Doors to lounge, kitchen, and bathroom, fitted cupboard, stairs to first floor with a under stairs cupboard, wooden flooring.

## BATHROOM

Double glazed window to front, panel bath with mixer taps and shower attachments, vanity wash hand basin, fitted units, low flush w/c, towel radiator, part tiled walls, inset spotlights, extractor fan.

## LOUNGE

15' 5" x 10' 9" (4.7m x 3.28m) Access to kitchen/diner, wooden floor, inset spotlights and radiator.

## KITCHEN/DINER

15'10 x 9'3 + 8'9 x 5'00 Double glazed window to rear, double glazed BI- folding doors to rear, one and a quarter bowl sink inset into granite roll edge surfaces, intergraded appliances to include - washing machine, dish washer, fridge/freezer, double oven and hob, wine cooler, and boiler, breakfast bar, electric opening roof lantern, inset spots, tiled floor.

## LANDING

Doors to bedrooms 1-3 and stairs to bedroom four.

## BEDROOM ONE

11' 2" x 9' 1" (3.4m x 2.77m) Double glazed window to front, radiator, laminated flooring.

## BEDROOM TWO

11' 00" x 8' 8" (3.35m x 2.64m) Double glazed window to rear, fitted wardrobes, inset spotlights.

## BEDROOM THREE

8' 1" x 7' 10" (2.46m x 2.39m) Double glazed window to rear, inset spotlights.

## BEDROOM FOUR

14' 10" x 12' 5" (4.52m x 3.78m) Two double glazed roof windows, double glazed french style doors to a Juliette balcony. fitted wardrobes, laminated flooring, inset spotlights and access to en-suite shower room.

## ENSUITE

Double glazed window to rear, tiled shower cubicle with a mains fed shower, wash hand basin, low flush w/c, towel radiator, inset spotlights and extractor fan.

## GARDEN

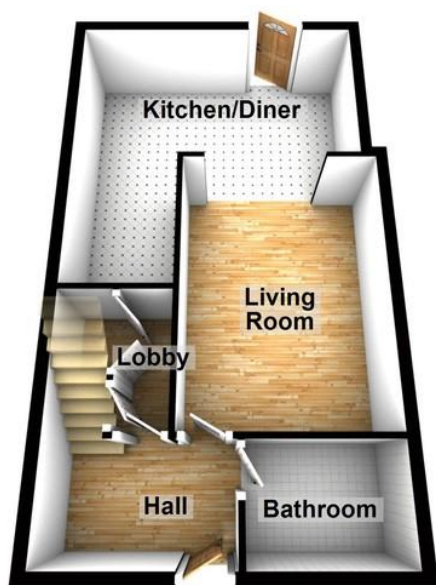
Patio paved steps leading to a grass section.

The rear has a decked area with access to shed/ summer house.





Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 70                      | 84        |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

#### OFFICE

Steps Estate Agents  
298 Heathway  
Dagenham  
Essex  
RM10 8LU

**T:** 020 8593 5933

**E:** [dagenham@steps.me.uk](mailto:dagenham@steps.me.uk)

**W:** [www.stepsestateagents.co.uk](http://www.stepsestateagents.co.uk)

#### COUNCIL TAX BAND

Tax band C

#### TENURE

Freehold

#### LOCAL AUTHORITY

Barking and Dagenham London  
Borough Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements