



## 49 Manor Road

Stretford, Manchester, M32 9HT

Park Lane Estate Agents are proud to offer For Sale this much loved and beautifully presented five-bedroom semi-detached house which has been tastefully extended to the side and rear, offering purchasers sizeable living space. Located on Manor Road, a popular tree-lined residential road in Stretford, this property is perfectly positioned for access to a wealth of amenities including schools, shops, restaurants, transport links and the nearby Victoria Park. The property is uPVC double-glazed throughout and warmed by gas central heating. The internal accommodation comprises in summary an entrance hallway, through lounge, kitchen/diner, third bedroom, fourth bedroom, downstairs bathroom, stairs to the first-floor landing, master bedroom, second bedroom, fifth bedroom and family bathroom. Externally to the front, the property offers a paved driveway for off-road parking. To the rear is a large garden spanning roughly 60ft which is mostly lawned with mature borders and a brick construction shed with uPVC double glazed window and door. Contact us now to arrange your viewing!

**Offers In The Region Of £475,000**

# 49 Manor Road

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- BAY FRONTED FIVE BEDROOM SEMI-DETACHED
- UPVC DOUBLE GLAZED THROUGHOUT
- BRICK CONSTRUCTION SHED WITH UPVC DOUBLE GLAZED WINDOW AND DOOR
- TASTEFUL EXTENSION TO THE SIDE AND REAR
- OFF ROAD PARKING
- CONTACT US NOW TO ARRANGE YOUR VIEWING!
- DOWNSTAIRS W.C
- LARGE REAR GARDEN SPANNING ROUGHLY 60FT



[Directions](#)



# Floor Plan



**FIVE BEDROOM SEMI-DETACHED**

TOTAL FLOOR AREA: 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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