



Manley Road, Sale, Cheshire, M33

Offers Over: £550,000

Freehold

Manley Road, Sale, Cheshire, M33

Welcome to Manley Road, a beautifully presented extended three DOUBLE bedroom semi-detached home nestled in the heart of Sale. Immerse yourself in the perfect blend of comfort, convenience, and contemporary living.

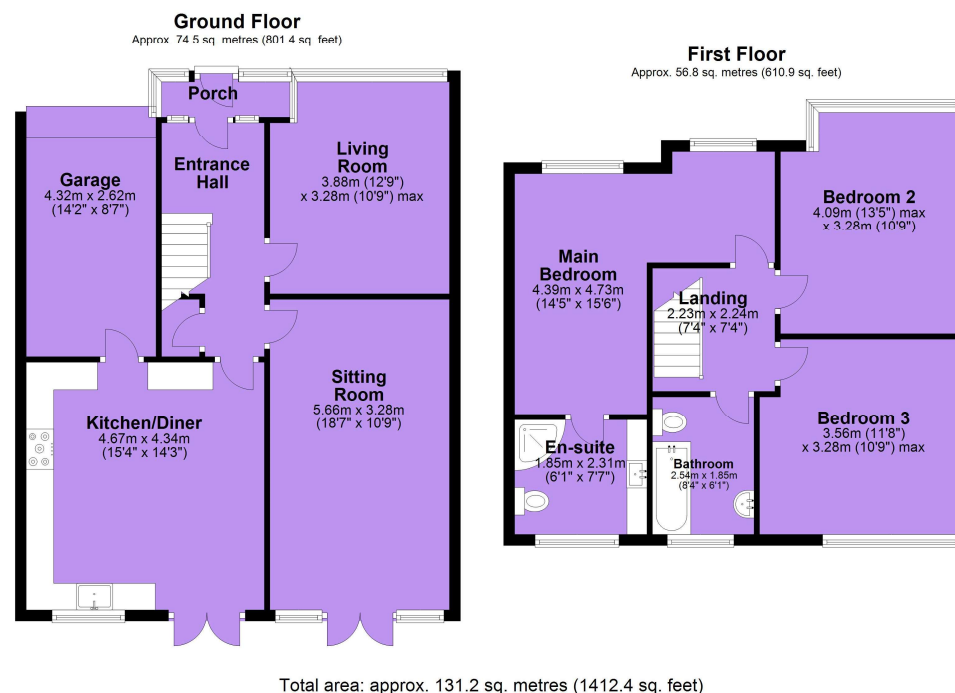
This home is perfectly located within walking distance of the picturesque canal, striking distance to Park Road Metrolink and well connected to motorway networks, whilst also being zoned for some of Trafford's most popular schools making this the ideal family home.

You step into the property via a porch which offers a great space for kicking off your shoes before entering the beautifully decorated entrance hall. The living room is located to the front of the ground floor and offers a cosy space for relaxing, lit via a large bay window fitted with plantation shutters and feature cast iron fire surround. To the rear of the ground floor is a bright and airy 18ft extended sitting room with cast iron fire surround, fitted media wall and patio doors leading to the rear garden. The modern kitchen diner is a fantastic family space offering a contemporary fitted kitchen with ample space for dining table and chairs.

The first floor reveals THREE well proportioned bedrooms. The main bedroom complete with fitted furniture and a modern en-suite bathroom. The other two bedrooms are fantastic size doubles and are serviced by a three piece bathroom.

The property has the added benefit of a integral garage with up and over electric door and off road parking to the front via a driveway. Externally to the rear there is a enclosed, well presented garden which offers a well-manicured lawn, paved patio area which is ideal for entertaining and enjoying alfresco dining and raised flower beds.

- Freehold
- EPC Grade C
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Property Man

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.