



Manor Avenue, Sale, Trafford, M33

Offers Over: £385,000

Freehold

Manor Avenue, Sale, Trafford, M33

Welcome to this well presented three-bedroom semi-detached home, ideally situated on Manor Avenue in Sale. This delightful property is located close to Ashton upon Mersey Village, offering easy access to local shops, schools, and amenities, as well as excellent transport links to the motorway network.

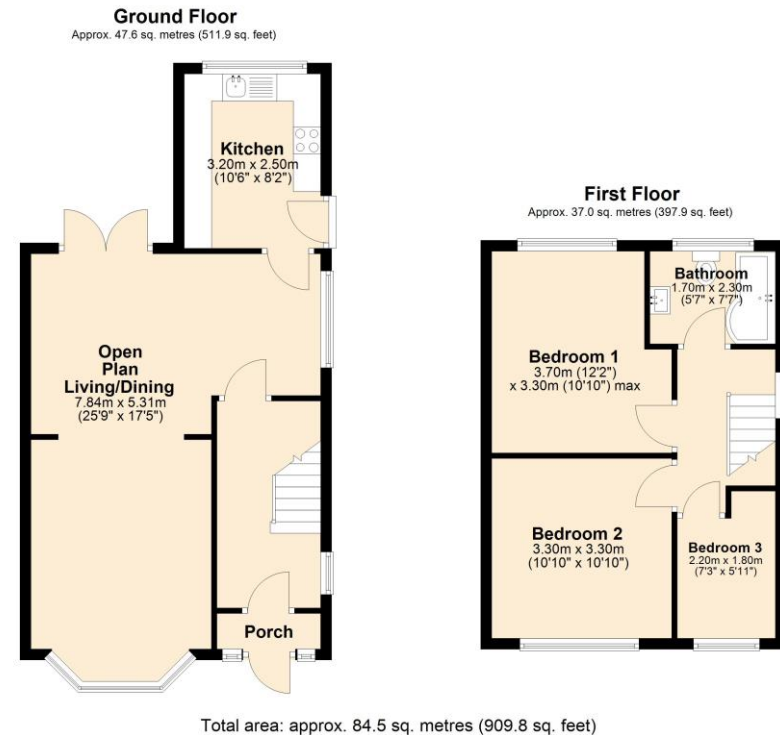
Upon arrival, you are greeted by a spacious driveway, providing ample off-road parking. The property boasts a welcoming and generously sized entrance hall, leading into the open-plan living space. The living area is positioned at the front of the home, bathed in natural light from a large bay window, creating a warm and inviting atmosphere. To the rear, the dining area benefits from patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen is well-appointed with a range of base and eye-level units, offering plenty of storage and workspace for modern family life.

Upstairs, the property features three well-proportioned bedrooms, each offering comfort and versatility, perfect for families or those working from home. The bathroom is conveniently located on this floor and is fitted with a contemporary three piece suite.

Externally, the home benefits from a generous enclosed rear garden, providing a private and secure outdoor space ideal for relaxation, play, and entertaining.

This wonderful home is perfect for families, professionals, and first-time buyers alike

- Freehold
- EPC Grade D
- Council Tax Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	81
(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

102A School Road
Sale
Cheshire
M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

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.