

Manor Avenue, Sale, M33

Guide Price: £400,000 Freehold

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Nestled in a sought-after residential location, this beautifully presented three-bedroom semi-detached home on Manor Avenue with generous garden and outdoor home office/ studio, offers generous living space, stylish interiors, and superb versatility, ideal for modern family life.

The property benefits from a large driveway to the front, providing off-road parking for several vehicles.

Upon entering, you are welcomed into a tastefully decorated entrance hallway featuring eye-catching herringbone flooring. To the front of the home is a formal living room with a bay window and a charming feature fireplace, creating a cosy yet elegant atmosphere.

To the rear, you'll find an impressive open-plan kitchen, dining, and living space—perfect for entertaining or relaxed family time. The kitchen is well-appointed with fitted units and space for freestanding appliances. The living area boasts patio doors that open directly onto the private rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, including two doubles and a generous single room. The modern family bathroom features a P-shaped bath with shower over, WC, and hand basin. A hatch on the landing provides access to the loft space via a drop-down ladder, offering additional storage.

The rear garden is mainly laid to lawn with a decked patio area—ideal for outdoor dining and summer gatherings. A standout feature of this home is the fabulous detached outbuilding*, fully converted to provide a versatile space suitable for a home office, gym, or studio. It includes a fitted kitchen and a stylish shower room, making it an excellent option for working from home or guest accommodation.

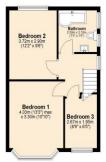
* No planning permission or building regulations provided.

- Freehold
- EPC Grade C
- Council Tax Band C









Total area: approx. 107.1 sq. metres (1153.2 sq. feet)

EPC Grade C



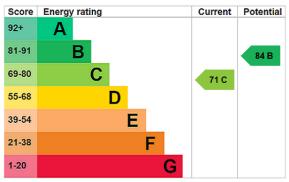












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Disclaimer

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