



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.

EPC Grade C

- Freehold
- EPC Grade C
- Council Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.