



**Manor Avenue, Sale, Cheshire, M33**

**Offers Over: £510,000**

*Freehold*



# Manor Avenue, Sale, Cheshire, M33

Situated on the popular and well-established Manor Avenue in Sale, this attractive four-bedroom extended semi-detached home offers generous, versatile accommodation ideally suited to modern family living.

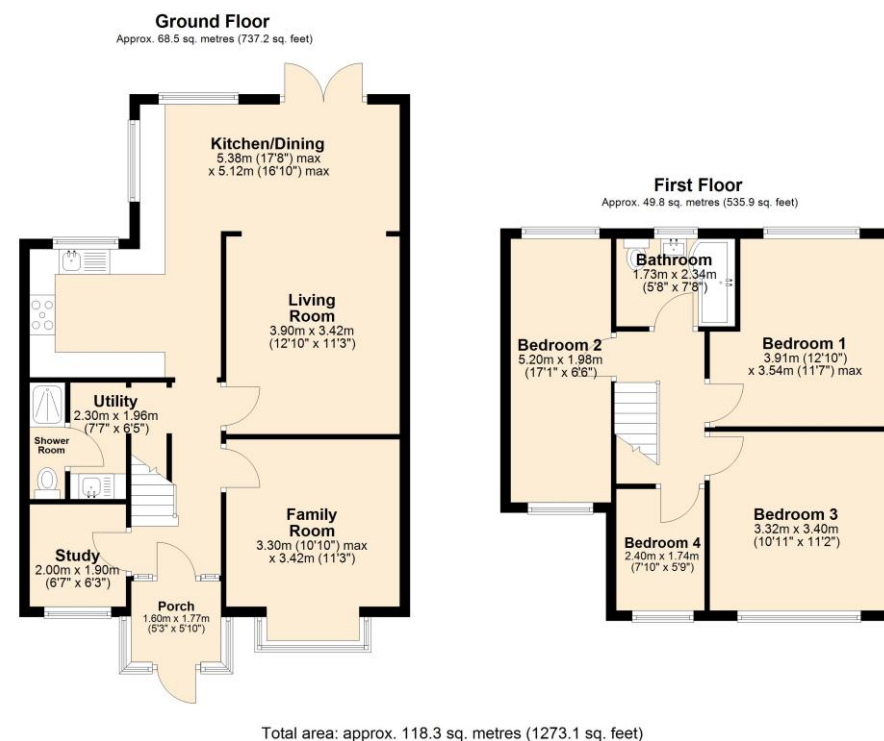
The property is approached via driveway providing off road parking into a useful front porch, offering an excellent space for coats, shoes, and everyday storage before entering the main house. The ground floor features a reception room to the right-hand side which is currently used as a playroom and benefits from a bay window to the front and also incorporates clever built-in storage beneath the seating, maximising space and practicality.

To the rear of the ground floor lies the impressive open-plan kitchen, dining and living area, forming the true heart of the home. This expansive space is filled with natural light from two Velux windows and patio doors that open directly onto the garden, making it ideal for entertaining and family life.

Additional ground floor accommodation includes a study, ideal for home working, along with a utility room positioned under the stairs and extending into part of the side extension. A downstairs shower room further enhances the practicality of the layout.

To the first floor, the property offers four bedrooms, including a generous main bedroom with fitted wardrobes. Three of the bedrooms are comfortable double rooms, with the fourth being a good-sized single bedroom, ideal as a child's room, nursery, or additional study. The bedrooms are served by a modern three-piece family bathroom suite.

Externally, the property benefits from off-road parking to the front. To the rear, the garden has been designed for low maintenance and outdoor enjoyment, featuring a decked seating area and artificial lawn, perfect for relaxing, entertaining, and family use.



- Freehold
- Rent Charge £5pa
- Council Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 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.