



ASHWORTH HOLME
Sales · Lettings · Property Management



111 MANLEY ROAD, M33 4EW
£600,000



DESCRIPTION

RECENTLY EXTENDED AND REFURNISHED THROUGHOUT THE CURRENT BY VENDORS WHO HAVE CREATED A SIMPLY STUNNING FAMILY HOME WHICH FEATURES A BEAUTIFUL OPEN PLAN LIVING/DINING KITCHEN, TWO RECEPTION ROOMS, SEPARATE UTILITY, AMPLE BEDROOM SPACE AND A DOWNSTAIRS WC.

Viewings are highly recommend in order to appreciate all this property has to offer!

This amazing home has been well thought out and features a contemporary open plan living/dining kitchen area with banquette seating, central island and two sets of aluminium French doors giving access to the generous rear gardens. Further benefits include a separate cloak room leading to the WC and a hallway which has been fitted with useful storage cupboards.

Situated on Manley Road a sought after location with the 'Walton Road Area' of Sale which puts the property within walking distance of Walton Park and the Metrolink network in addition to being within the catchment for the excellent local schools Trafford is renowned for.

In brief the accommodation comprises: Entrance porch, entrance hallway, cloakroom, downstairs WC, Lounge with bay, living room which is open to the stunning living/dining kitchen. To the first floor there are four bedrooms, a family bathroom and a further shower room. Externally to the rear there is a large garden which is laid to lawn with an initial patio seating area. To the front there is a off road parking. Access to the rear is available down the left side of the property.

KEY FEATURES

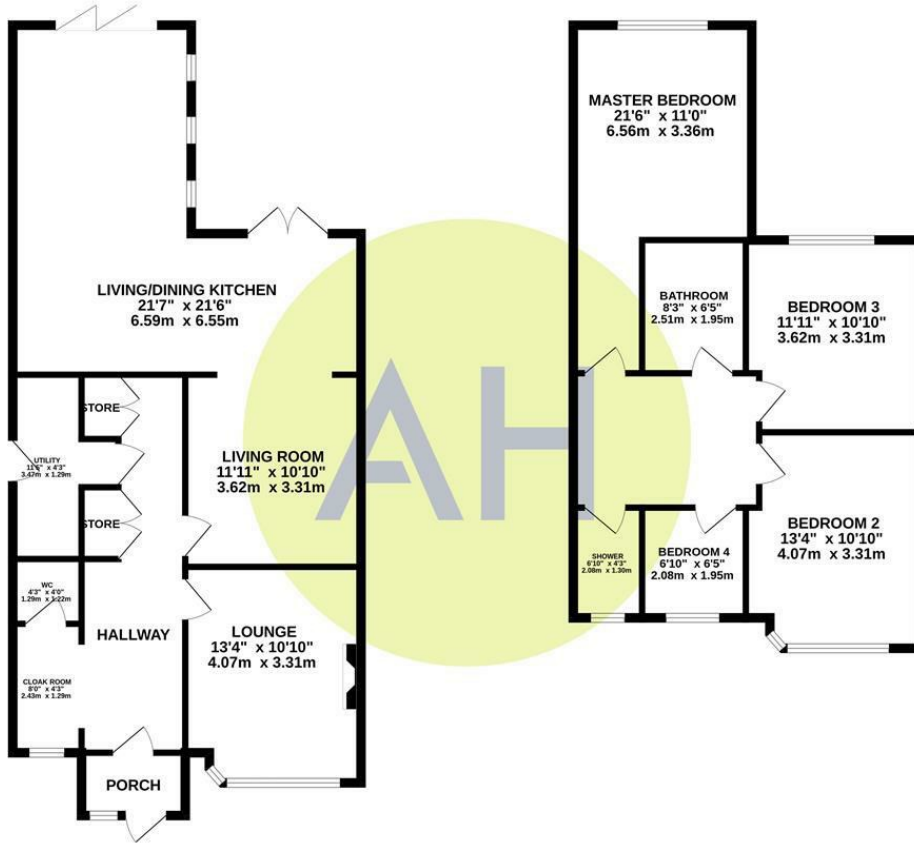
- Stunning four bedroom semi-detached
- Highly sought after location
- Separate utility and downstairs WC
- Family bathroom & separate shower room
- Recently extended and refurbished
- Open plan living/dining kitchen
- Two separate reception rooms
- Large rear garden with patio





GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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