



93 MANOR AVENUE, M33 5JT
£265,000



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DESCRIPTION

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM END OF TERRACE PROPERTY BOASTING A MODERN OPEN PLAN LAYOUT, GARDENS TO THREE SIDES AND A HIGHLY CONVENIENT LOCATION.

This excellent property is well presented and features a very well appointed dining kitchen which is open plan to a generous living room. Further benefits includes a useful utility room and gardens to both the front rear and side. The property is well set back from the road and overlooks a well kept green, there is also ample off road parking available. Situated close to great transport links including the Carrington Spur which gives easy access to the M60 motorway network.

Warmed by gas central heating and double glazing throughout.

In brief the accommodation comprises: Entrance porch, entrance hallway, separate utility room/outhouse, living room and an open plan dining kitchen with direct access onto the rear patio. To the first floor there are two well proportioned double bedrooms and a modern family bathroom which has been fitted with a white suite. Externally to the rear there is a well maintained garden which is mainly laid to lawn with a panelled fencing and hedging enclosure. Further gardens to the front and side with hedging providing privacy.

KEY FEATURES

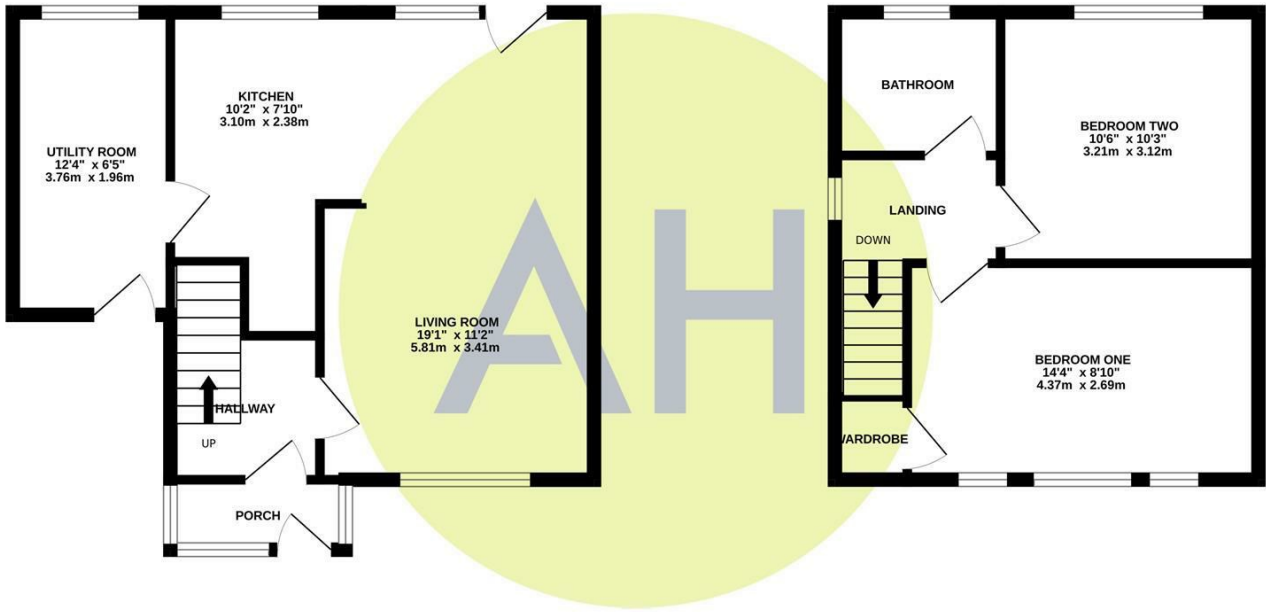
- Two double bedroom end of terrace
- Modern open plan living/dining kitchen
- Extremely private position
- Separate utility
- Presented to an excellent standard
- Gardens to three sides
- Ample off road parking available
- Double glazing & gas central heating





GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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	

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	