



ASHWORTH HOLME
Sales · Lettings · Property Management



96 MANOR AVENUE, M33 5JX
£315,000



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DESCRIPTION

A WELL-PROPORTIONED THREE BEDROOM SEMI-DETACHED HOME WITH OFF-ROAD PARKING, A PRIVATE REAR GARDEN AND A CONVENIENT LOCATION CLOSE TO EXCELLENT TRANSPORT LINKS.

Situated within a popular residential location, this attractive three bedroom semi-detached home offers well-balanced accommodation, making it an ideal purchase for first-time buyers, young families and those looking to take their next step on the property ladder. The property enjoys off-road parking to the front together with a private rear garden, providing excellent outdoor space for both relaxing and entertaining.

The accommodation has been thoughtfully arranged to maximise the available space, with a welcoming lounge/dining room creating an ideal setting for everyday living, whilst the separate fitted kitchen offers good storage and direct access to the rear garden. To the first floor are three bedrooms, comprising two comfortable doubles and a third bedroom which could equally serve as a nursery, dressing room or home office, together with a family bathroom.

The location is particularly convenient, offering easy access to a wide range of local amenities, schools and recreational facilities. Excellent transport links are close by, including the Carrington Spur, providing swift access to the M60 motorway network and making commuting throughout Greater Manchester straightforward. Nearby bus routes and Metrolink stations further enhance the property's connectivity. Offering practical accommodation, private outdoor space and an excellent location, this represents a fantastic opportunity to acquire a well-positioned home with broad appeal.

KEY FEATURES

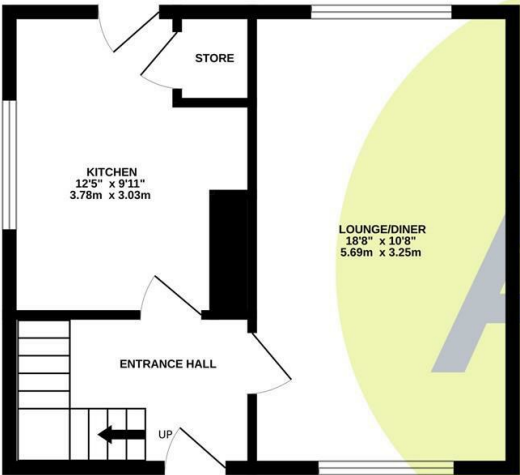
- Three Bedroom Semi-Detached Home
- Separate Fitted Kitchen
- Private Rear Garden
- Double Glazed Throughout
- Spacious Lounge/Dining Room
- Off-Road Parking to Front
- Gas Central Heating
- Excellent Transport Links



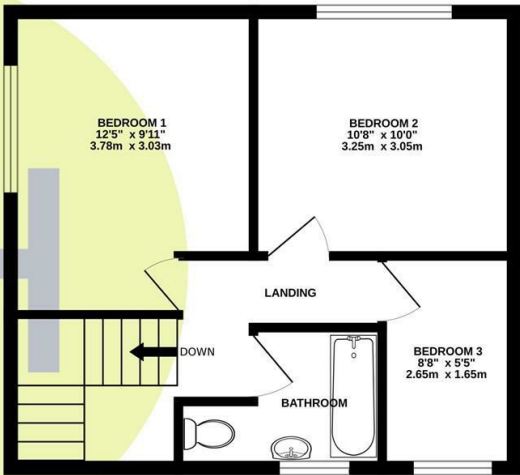




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 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
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	



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