

TRADING PLACES

£375,000
Manor Avenue, Sale, M33



3

Bedrooms



1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
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This three-bedroom semi-detached home on Manor Avenue offers an exciting opportunity for buyers looking to put their own stamp on a property. In need of some updating this well-proportioned home is full of potential, making it ideal for families or those looking to create their dream living space.

The property boasts two generous reception rooms, providing versatile spaces for relaxation and entertaining. The extended breakfast kitchen offers ample scope for renovation, allowing you to design a space that suits your lifestyle. A useful downstairs Wc.

Upstairs, you will find three well-sized bedrooms, offering comfortable accommodation for a growing family. A fitted bathroom completes the upper floor, providing convenience and functionality.

Outside, the rear garden enjoys plenty of natural sunlight throughout the day, creating a perfect space for outdoor dining and relaxation. The single garage provides additional storage or potential for further development, while off-road parking adds to the convenience of this charming home.

Located within walking distance to Ashton Upon Mersey Village this home is within easy reach of outstanding schooling, transport links and an abundance of amenities including local businesses, shops and restaurants.

KITCHEN/BREAKFAST ROOM 19' 5" x 11' 7" (5.92m x 3.53m)

DINING ROOM 13' 5" x 10' 11" (4.09m x 3.33m)

LOUNGE 14' 1" x 10' 11" (4.29m x 3.33m)

GARAGE 18' 2" x 6' 10" (5.54m x 2.08m)

WC 5' 5" x 2' 9" (1.65m x 0.84m)

PORCH

BATHROOM 7' 8" x 7' 6" (2.34m x 2.29m)

UPPOBAR

LANDING

BEDROOM 2 13' 5" x 9' 8" (4.09m x 2.95m)

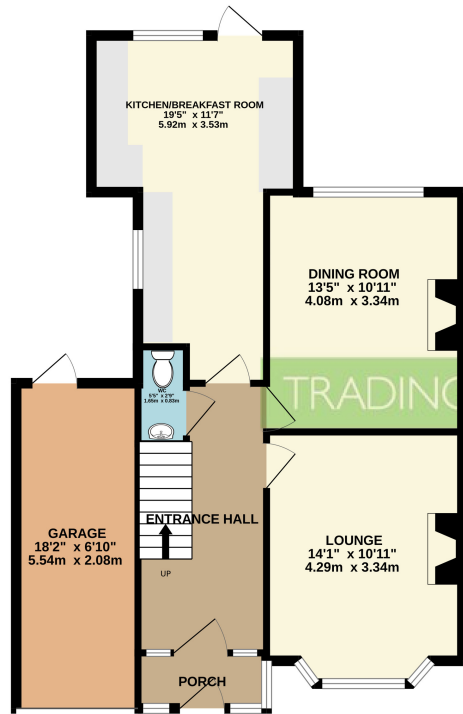
BEDROOM 1 14' 1" x 10' 11" (4.29m x 3.33m)

BEDROOM 3 7' 4" x 6' 4" (2.24m x 1.93m)

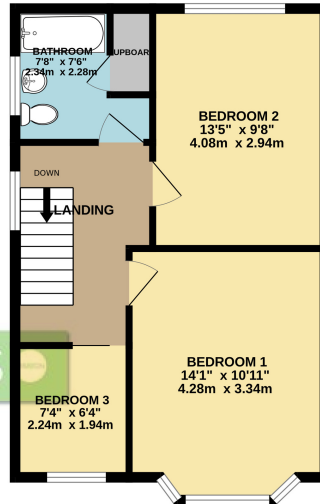
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GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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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