



ASHWORTH HOLME
Sales · Lettings · Property Management



20 MANOR AVENUE, M33 5JG
£399,950



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DESCRIPTION

AN INCREDIBLY WELL PRESENTED, SENSIBLY PRICED AND RECENTLY UPDATED THREE BEDROOM BAY FRONTED SEMI-DETACHED PROPERTY, OCCUPYING AN ATTRACTIVE POSITION WELL SET BACK FROM THE ROAD WITH AMPLE OFF ROAD PARKING AND AN EXCEPTIONALLY PRIVATE REAR GARDEN.

The property has been very well maintained and improved by the current owners, with recent upgrades including replacement double glazing and a newly installed contemporary shower room. The result is a bright, modern home which is ready to be enjoyed from day one, without the hassle or expense of undertaking renovation works. A standout feature is the impressive open plan lounge/dining room, which provides a generous and versatile living space with direct access onto the rear garden. The modern kitchen is equally well presented and incorporates a useful breakfast bar.

In brief, the accommodation comprises an entrance hallway, spacious through lounge/dining room with garden access and a modern fitted kitchen with breakfast bar. To the first floor are three bedrooms and a recently installed contemporary shower room. Externally, the property benefits from a particularly large frontage providing ample off road parking, while to the rear is a well maintained and exceptionally private garden with artificial grass, a paved patio area and a substantial timber shed.

The location is another major attraction, with excellent transport links close by including the Carrington Spur, providing convenient access to the M60 motorway network and beyond, while regular bus services run along Manor Avenue. The property also falls within the catchment area for a number of highly regarded local schools, including Ashton-on-Mersey School.

KEY FEATURES

- Three bedroom bay fronted semi-detached
- Recently updated and ready to enjoy
- Modern kitchen with breakfast bar
- Ample off road parking and large frontage
- Incredibly well presented throughout
- Impressive open plan lounge/diner
- Recently installed shower room
- Exceptionally private rear garden

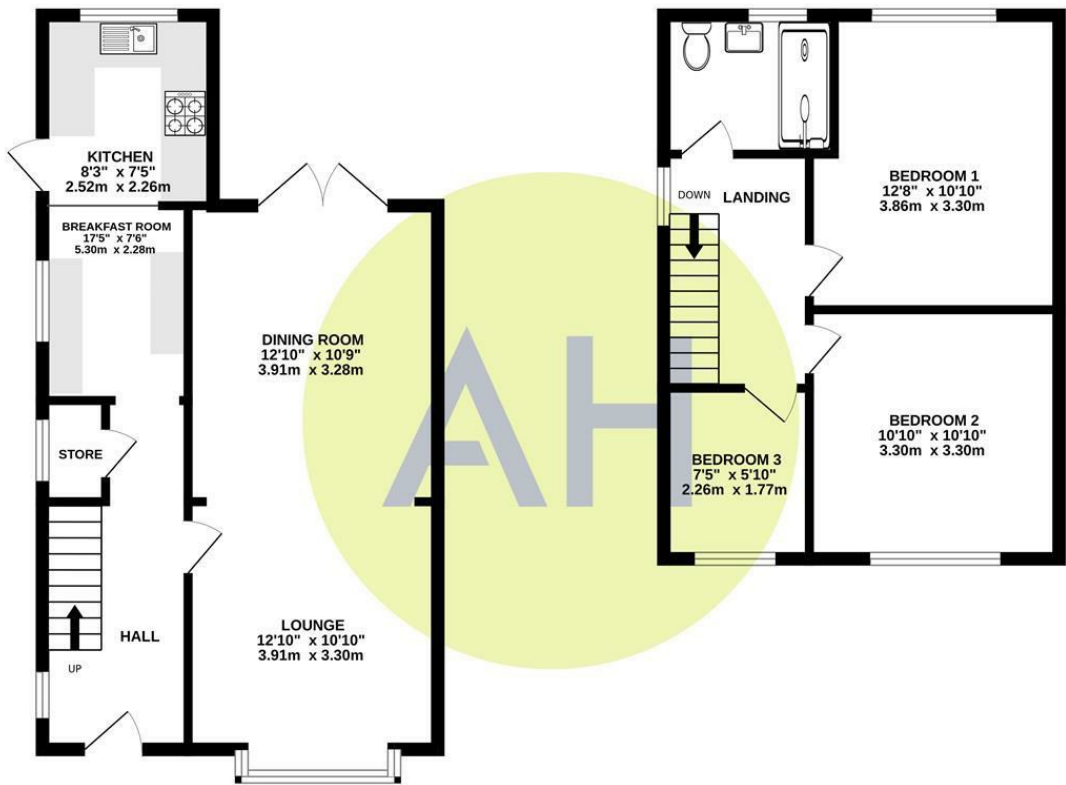






GROUND FLOOR

1ST FLOOR



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		



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