



44a Manor Avenue, Sale

Offers Over £650,000



**HIBBERT**  
HOMES

SALES & LETTINGS

# 44a Manor Avenue

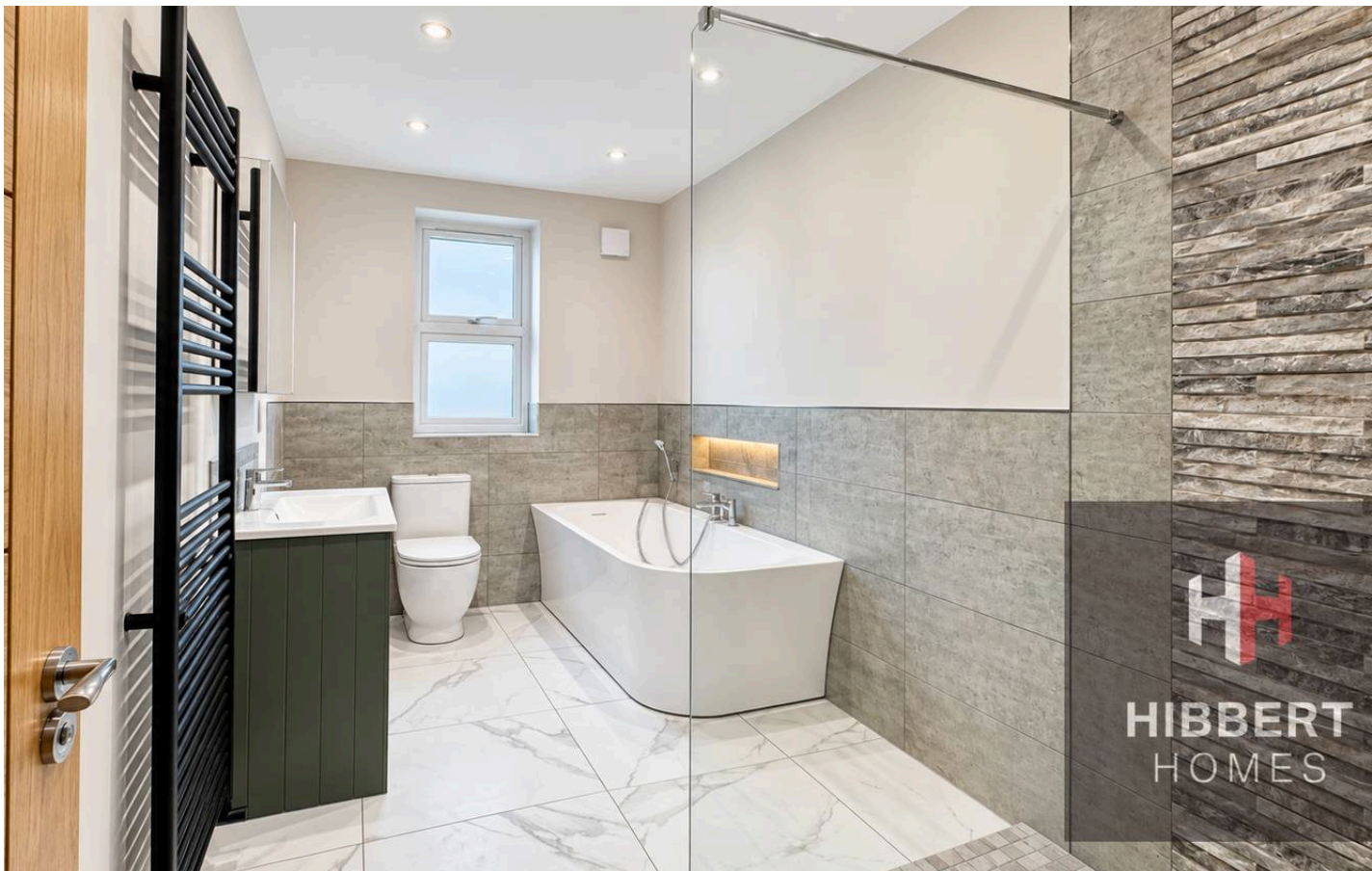
## Sale

Hibbert Homes is delighted to bring to market this stunning pair of new build semi-detached houses, well-positioned on a leafy tree-lined road in Sale.

These superb homes (benefitting from a 10-year NHBC warranty) are built to a high-specification with generous room proportions set over three storeys, high ceilings and a superb finish with quality fixtures and fittings throughout amplified by natural light.

The properties offer excellent space, with a front living room, and a large, open-plan living dining kitchen to the rear, perfect for day-to-day family living, working and socialising. The kitchen, supplemented by a separate utility room and downstairs WC, boasts a stunning finish with quartz work surfaces, porcelain tiles and premium appliances. The ground floor also benefits from under floor heating. To the first and second floor are five double bedrooms (one en-suite) and three bathrooms (under floor heating to family bathroom) giving great flexibility to a range of family dynamics and home working setups.





## 44a Manor Avenue

### Sale

- Stunning new build homes
- 10-year NHBC warranty
- Bright open-plan living dining kitchen and separate utility room
- High-spec fittings and fixtures
- Five double bedrooms
- Three bathrooms plus downstairs WC
- Enclosed rear garden with lawn and patio
- Driveway parking for multiple cars

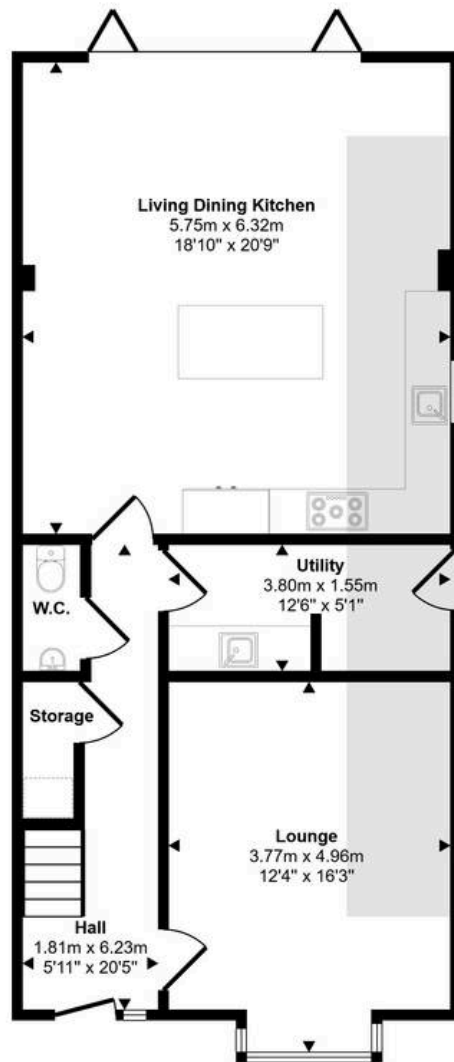
Council Tax band: TBD

Tenure: Freehold

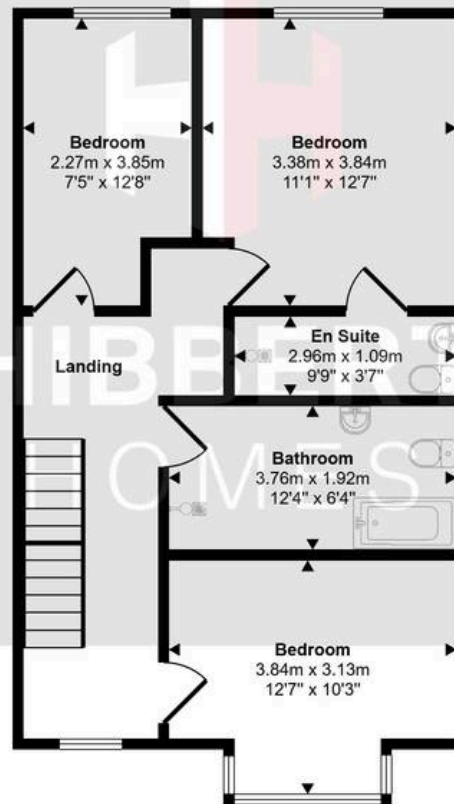
Externally, the property is approached via a beautiful block paved driveway with EV charging point, providing ample off-road parking for multiple vehicles, and bordered with brick walls, character fencing and a variety of shrubs and hedging. To the rear is an enclosed garden laid mainly to lawn, with a porcelain flagged patio accessed via bifold doors from the kitchen, and hard standing area for sheds and storage, all bordered by woodlap fencing giving great privacy. The westerly aspect makes the rear gardens perfect for outdoor dining and entertaining whilst capturing the afternoon and evening sun.



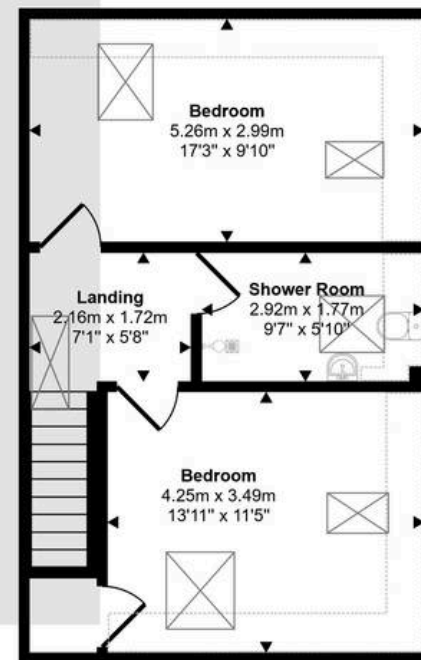
Approx Gross Internal Area  
176 sq m / 1897 sq ft



Ground Floor  
Approx 74 sq m / 795 sq ft



First Floor  
Approx 57 sq m / 618 sq ft



Second Floor  
Approx 45 sq m / 484 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.