



**217 MANOR AVENUE, M33 4NP**  
**£385,000**

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## DESCRIPTION

A WELL-PROPORTIONED THREE BEDROOM SEMI-DETACHED FAMILY HOME, ENJOYING A GENEROUS PLOT IN A HIGHLY CONVENIENT AND FAMILY-FRIENDLY LOCATION, WITH EXCELLENT FURTHER POTENTIAL.

Occupying a pleasant position set well back from the road, this attractive semi-detached family home offers spacious accommodation extending to approximately 1113 SQFT (including the detached garage) and presents an exciting opportunity for buyers seeking a home they can personalise and enhance over time. Whilst well maintained, the property would now benefit from general modernisation, offering excellent scope to add value and create a superb long-term family home. The property also benefits from double glazing and gas central heating throughout.

In brief, the accommodation comprises: welcoming porch and entrance hallway, bay-fronted dining room, separate living room, fitted kitchen, useful sun room overlooking the rear garden, and a practical storage cupboard. To the first floor there are three bedrooms, including two generous doubles, all served by a family bathroom. Externally, the property enjoys a driveway providing off-road parking to the front, with additional front garden space enhancing the kerb appeal. To the rear is a particularly generous garden, ideal for families, keen gardeners or those seeking outdoor space, whilst the detached garage further enhances practicality.

A standout feature of this location is Goodwood Field directly opposite, a fantastic open green space ideal for children, dog walkers and outdoor recreation. The property is also exceptionally well positioned for excellent transport links, including easy access to the Carrington Spur, M60 motorway network and beyond, whilst highly regarded schools including Ashton-on-Mersey School are all within easy reach.

## KEY FEATURES

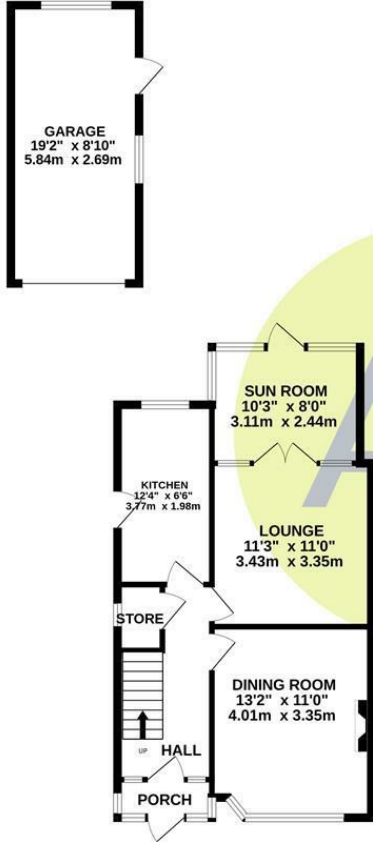
- Three bedroom semi-detached home
- Excellent potential to modernise
- Driveway parking & generous gardens
- Goodwood Field directly opposite
- Approx. 1113 SQFT incl. detached garage
- Scope to extend (STPP)
- Double glazing & gas central heating
- Excellent schools & transport links



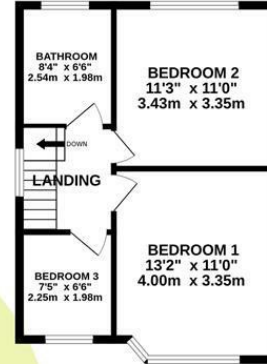




GROUND FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix 62026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.