



**Manley Road, Sale, Trafford, M33**

**Offers Over: £525,000**

*Freehold*

# Manley Road, Sale, Trafford, M33

Immaculately presented and extended, this four-bedroom family home is set within a popular residential location close to Park Road Metrolink, well-regarded local schools, and Walton Park. This semi-detached property benefits from a modern extended kitchen/diner with bi-fold doors opening onto the beautifully maintained rear garden.

The accommodation briefly comprises a double-glazed porch leading into a welcoming entrance hallway with solid oak flooring and useful under-stair storage cupboards. A contemporary downstairs WC features a suspended hand wash basin, tiled flooring, and extractor fan.

The spacious living room spans the full length of the property and offers a stylish electric feature fireplace, bay window to the front aspect, and bi-folding doors opening directly onto the garden, creating an excellent space for both relaxing and entertaining.

The impressive open-plan kitchen and dining area is fitted with a range of modern gloss wall and base units complemented by black granite worktops. The space is flooded with natural light from two skylights, with additional bi-fold doors and a single door opening onto the patio area. Tiled flooring and contemporary finishes complete this superb family space.

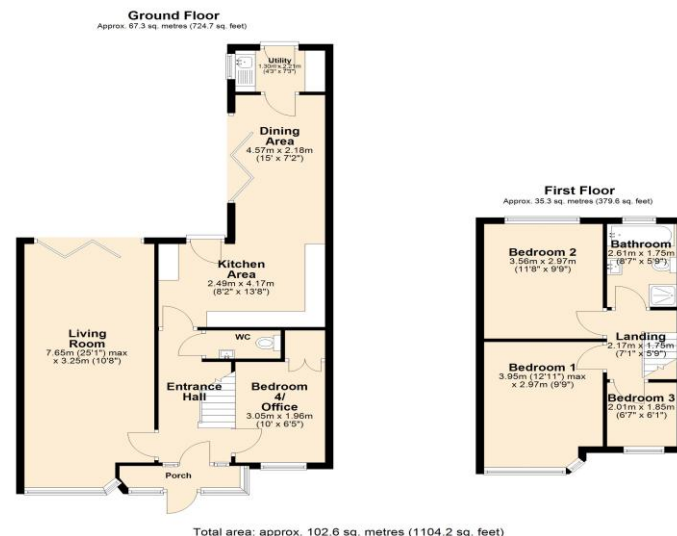
A separate utility room provides additional storage along with space and plumbing for a washing machine and dryer. The property also benefits from a recently installed combi boiler fitted in 2022 and direct access to the garden.

The ground floor fourth bedroom is a well-proportioned double room positioned to the front of the property and benefits from fitted wardrobes, making it ideal as a guest room, home office, or additional family bedroom.

To the first floor, the main bedroom is a spacious double with a bay window to the front aspect and fitted wardrobes. The second bedroom is another generous double overlooking the rear garden and also benefits from fitted wardrobes. The third bedroom is a comfortable single room overlooking the front aspect.

The family bathroom is fully tiled and fitted with a modern four-piece suite comprising a bath, low-level WC, suspended vanity hand wash basin, and walk-in shower cubicle.

Externally, the property enjoys a driveway providing off-road parking to the front. To the rear is a beautifully maintained garden enclosed by timber fencing, mainly laid to lawn with generous Indian stone patio areas and a garden shed included. The property also benefits from pleasant views over Newton Park.



- **Freehold**
- **EPC Grade D**
- **Council Tax Band C**

**Ground Rent/ Rent Charge: £2.50 / 6 months payable to Shenstone properties + covenant on the last 6ft of the garden which has a peppercorn rent charge but this has never been requested or collected during ownership**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.