



Manley Road

Sale, M33 4EW



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THE FIXED FEE ESTATE AGENTS

Description

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FORMING PART OF A HIGHLY SOUGHT AFTER LOCATION AND BENEFITTING FROM A FANTASTIC SOUTH FACING REAR GARDEN COMPLETE WITH OPEN ASPECT. This traditional family home has been extended to the ground floor and is presented to an excellent standard throughout. We feel this property would be well suited to those looking for property that can be immediately enjoyed without the hassle and expense of renovation works. Further benefits include off road parking and a large Lounge with patio doors providing access to the rear. In brief the accommodation comprises: Entrance Porch, Entrance Hallway, Dining Room with gas fire, Living Room with gas fire and patio doors providing access to the rear patio and a fully fitted Kitchen all to the ground floor. To the first floor there are three Bedrooms two of which are well proportioned double bedrooms and the third being a single room. There is also a well appointed Family Bathroom which has been fitted with modern white suite. Externally to the rear there is a incredibly well maintained SOUTH FACING garden with the rare advantage of not being overlooked and boasting a large initial patio area ideal for dining during the summer months. To the front there is a driveway providing off road parking. FREEHOLD. Council Tax Band D.

Key Features

- Traditional three bedroom semi detached
- Presented to an excellent standard
- Extended to the ground floor
- South facing rear garden not overlooked
- Highly sought after location
- New main roof in December 2016
- Gas central heating and double glazing
- Freehold



Offers in excess of £350,000



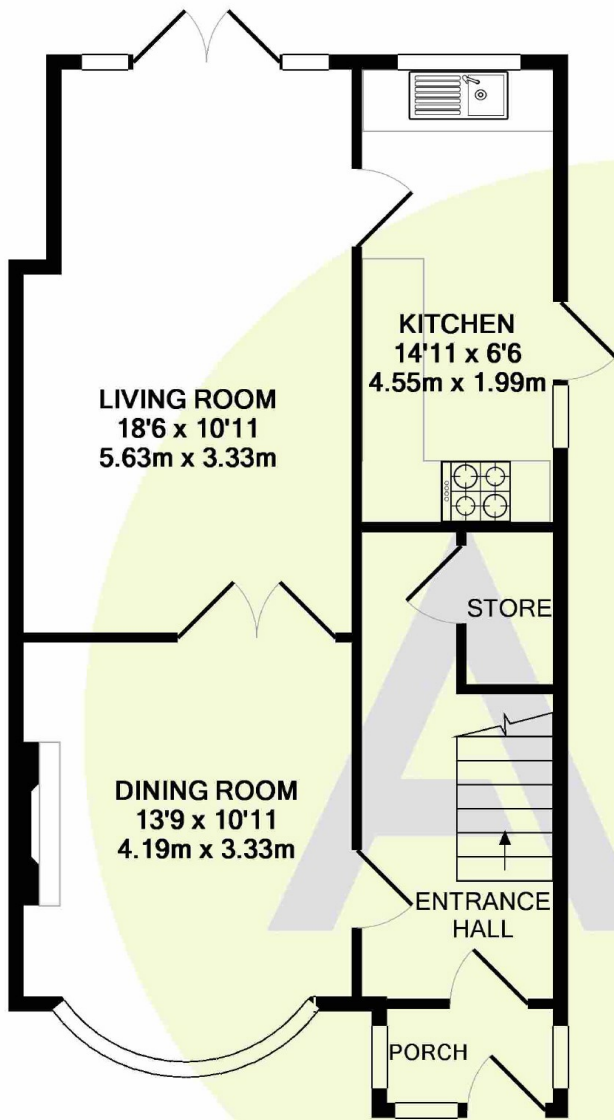
'An excellent opportunity to purchase this incredibly well presented three bedroom semi detached complete with south facing rear garden'

Dimensions

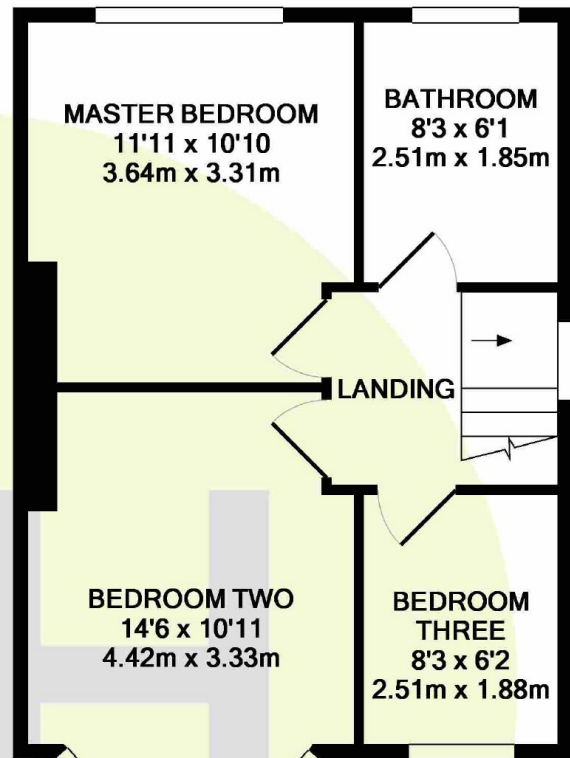
Ground Floor	
Entrance Porch	
Entrance Hallway	
Dining Room	13'9" x 10'11"
Living Room	18'6" x 10'11"
Kitchen	14'11" x 6'6"
First Floor	
Bedroom One	11'11" x 10'10"
Bedroom Two	14'6" x 10'11"

Dimensions

Bedroom Three	8'3" x 6'2"
Bathroom	8'3" x 6'1"
Externally	
Rear Garden	
Driveway	



GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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