



**272 Manor Avenue, Sale, M33 4NB**

**£475,000**

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)







# jordan fishwick

- Immaculate Three Bed Semi-Detached
- Converted Garage
- Close to Ashton Upon Mersey Village
- EPC Rating C
- Freehold
- Sizeable Living Space
- Catchment Area for Local Trafford Schools
- Good Motorway Links
- Council Tax Band C

A spacious and well-positioned three bedroom semi-detached situated on sought-after Manor Avenue, nestled in the heart of Sale. Benefitting from close proximity to excellent local schools and amenities in Ashton Upon Mersey village, this is the perfect family home!

Set back from the main road behind a generous driveway, the property enjoys an appealing curb-side presence and ample off-street parking suitable for multiple vehicles.

The accommodation comprises in brief; entrance hallway, downstairs WC, generous open plan living/dining area, contemporary kitchen and a separate utility room. The ground floor also benefits from a converted garage room, perfect for extra living space or bedroom use. To the first floor are three double bedrooms, with the principle bedroom housing ample built in wardrobes, a family bathroom with separate WC and a storage cupboard.

Externally the private rear garden offers lawn and patio space for enjoying outdoor living as well as private side access.

Call now to view!







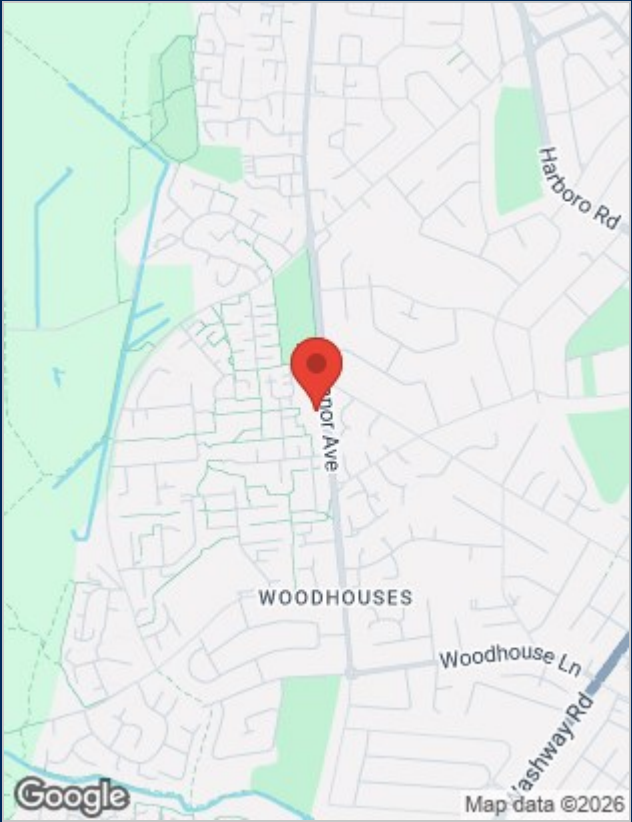




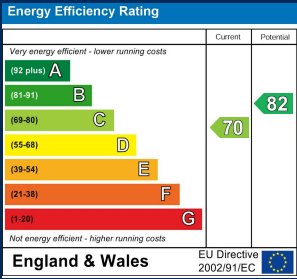
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.