



43 Manley Road, Sale, M33 4FN

£450,000

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# Jordan fishwick

- NO ONWARD CHAIN
- GREAT SIZED PLOT
- THREE GOOD SIZED BEDROOMS
- EPC RATING TBC AND COUNCIL TAX BAND D
- SORT AFTER LOCATION ON MANLEY ROAD
- CLOSE TO TRAM STOP AND ACCESSABILITY INTO THE CITY
- SPACIOUS RECEPTION ROOMS
- EARLY VIEWING ESSENTIAL

Nestled on the desirable Manley Road in Sale, this charming three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. With no onward chain, this property is ready for you to make it your own.

Set on a generous plot, the house boasts great potential for expansion or personalisation, allowing you to create the perfect living space tailored to your needs. The spacious garden offers ample room for outdoor activities, gardening, or simply enjoying the fresh air.

The location is particularly appealing, situated in a popular area that benefits from close proximity to a tram stop, providing easy access to local amenities and transport links. This makes commuting and exploring the surrounding areas a breeze.

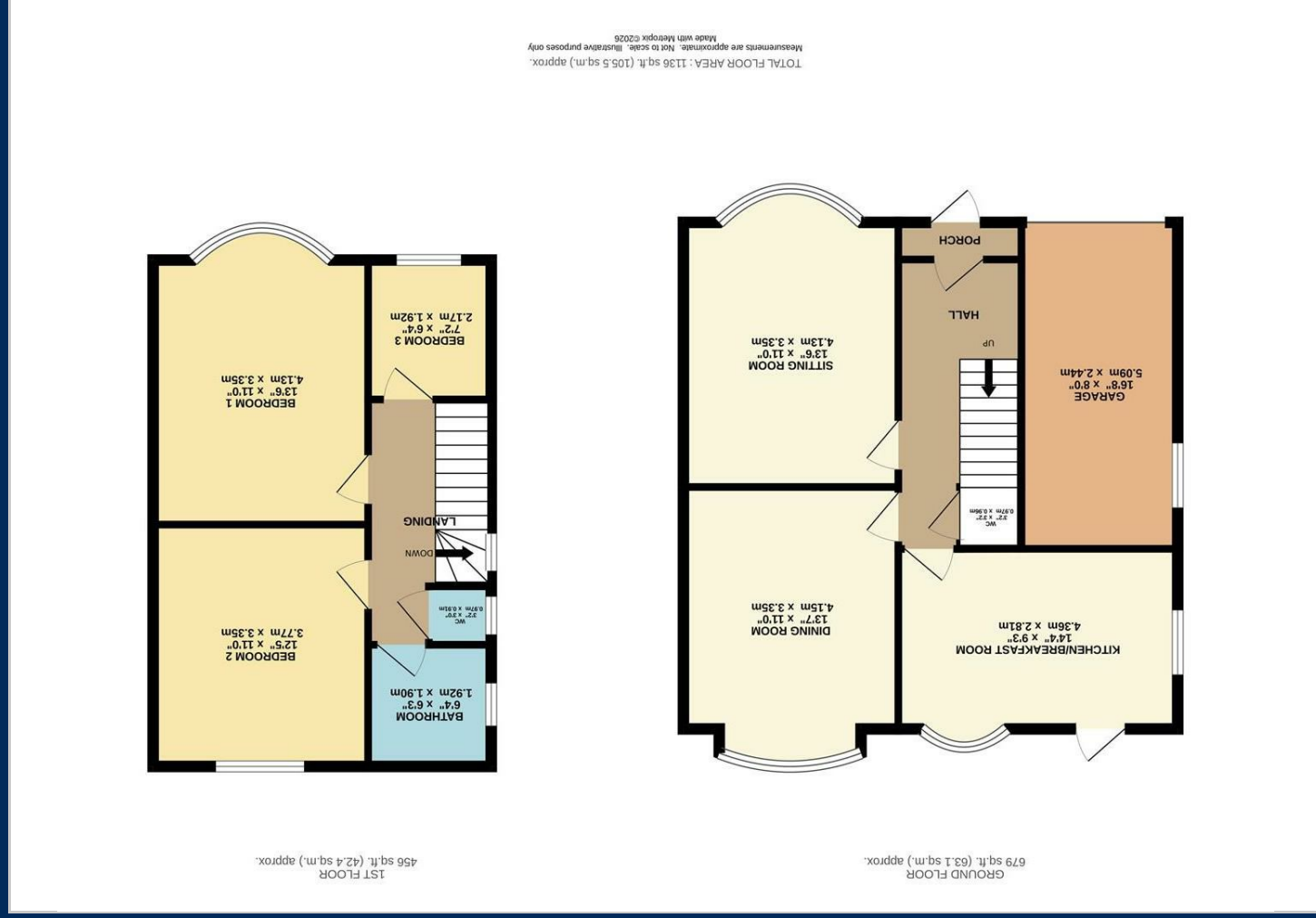
Inside, the property features three well-proportioned bedrooms, ideal for families or accommodating guests.

This property is a fantastic opportunity to invest in a home with great potential in a sought-after location. Whether you are looking to move in straight away or wish to add your personal touch, this house on Manley Road is certainly worth considering. Don't miss out on the chance to make this lovely property your new home.





## Floor Plans



## 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.

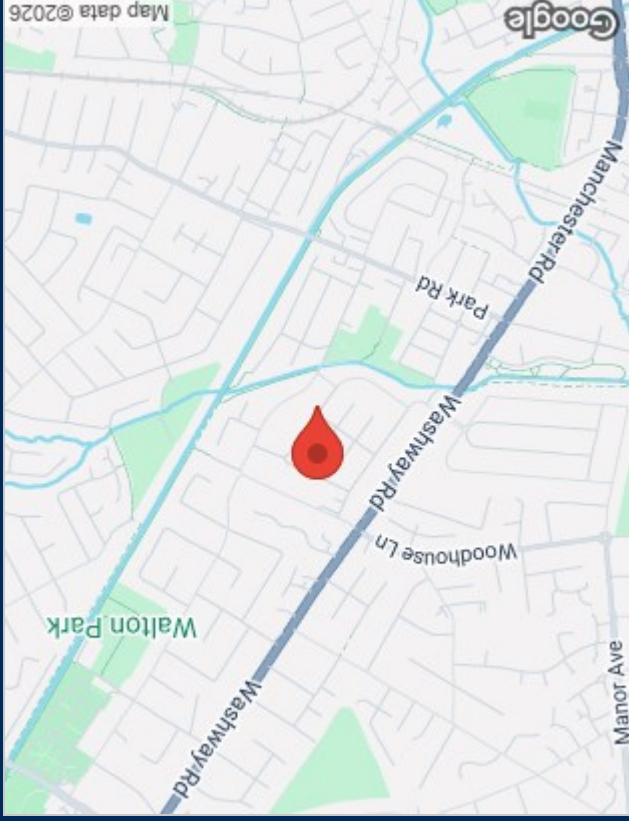
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

Energy Efficiency Rating	
Current	Possible
A (92 Plus)	A (92 Plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
Energy efficient - lower running costs  
Energy efficient - higher running costs  
Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales

## Energy Performance Graph



## Location Map