



45 Manor Avenue, Sale, M33 5JQ

£475,000

www.jordanfishwick.co.uk





Jordan fishwick

£475,000

- Four Bedroom Semi-Detached
- Modern Downstairs Shower Room
- Utility Room
- Close to Motorway Links
- Council Tax Band C
- Extended Family Home
- Two Reception Rooms
- Driveway Parking
- Freehold
- EPC Rating C

Extended Four Bedroom Semi-Detached family home situated on a popular road in Sale within easy reach of the motorway links, good schools and the amenities in Ashton on Mersey and Sale Town Centre. With accommodation across three floors, the property currently comprises: porch, entrance hall, bay fronted lounge opening to an extended sitting room, kitchen diner with folding doors to the garden, modern downstairs shower room and utility room. To the first floor there are three bedrooms, family bathroom and spacious landing with storage cupboard. The property is complete with a loft conversion to the second floor providing the master bedroom with views onto the garden at the rear. Externally, the property benefits from being set back from the road, with driveway parking and access down the side of the house. The rear garden is mainly laid to lawn with a patio seating area at the rear and garage. Council Tax Band C. EPC Rating C. Freehold.



Porch	5'10" x 2'7" (1.8 x 0.8)
Entrance Hall	5'10" x 14'1" (1.8 x 4.3)
Lounge	10'9" x 11'9" (excl. bay) (3.3 x 3.6 (excl. bay))
Sitting Room	22'3" x 10'9" (widest points) (6.8 x 3.3 (widest points))
Kitchen Diner	10'9" x 19'0" (3.3 x 5.8)
Utility Room	4'3" x 10'5" (1.3 x 3.2)
Downstairs Shower Room	6'10" x 5'10" (2.1 x 1.8)
Bedroom Two	10'9" x 8'10" (excl. bay) (3.3 x 2.7 (excl. bay))
Bedroom Three	9'8" x 12'9" (2.95 x 3.9)
Bedroom Four	5'10" x 7'6" (1.8 x 2.3)
Bathroom	7'2" x 7'2" (2.2 x 2.2)





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*Why take a risk?
Sell Smarter*



Externally

Bedroom One
16'8" x 10'9" (widest points) (5.1 x 3.3 (widest points))



Floor Plans

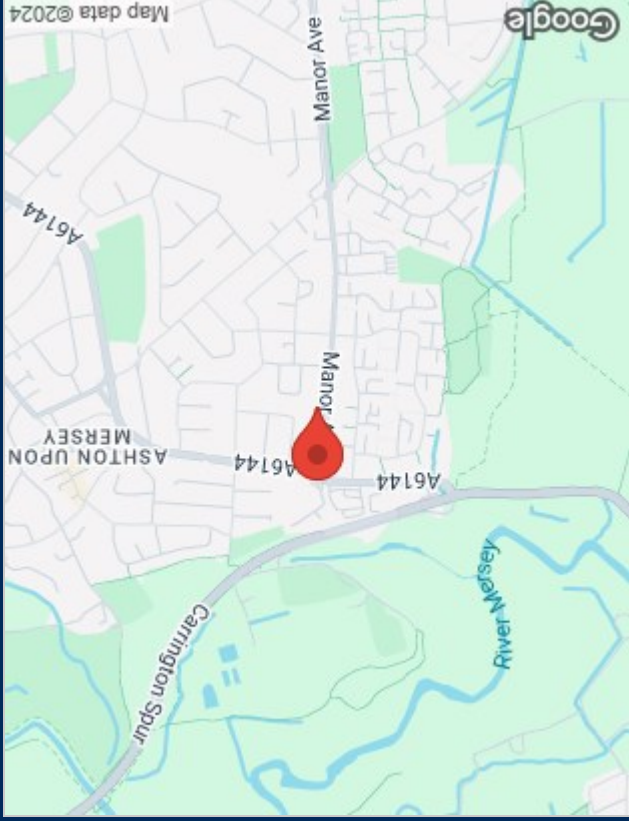


Viewing

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, in good working order. Purchasers should satisfy themselves as to the condition of the property in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

Location Map



Energy Performance Graph

