



*Jordan fishwick*

18 Sandstone Way, Chorlton, M21 7RQ  
Guide Price £275,000



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## The Property

A superbly presented THREE DOUBLE BEDROOM TERRACED PROPERTY located on a quiet residential development within walking distance of Chorlton Village and West Didsbury. This delightful property benefits from a GATED DRIVEWAY providing secure off road parking and provides spacious and light accommodation throughout, ideal for a young couple or family. The property further benefits from being only a short stroll from multiple local schools, parks and the Metro (Barlow Moor Road, 0.6 miles). The accommodation briefly comprises: covered porch, spacious entrance hallway, kitchen, w/c, store room, 17ft lounge/dining room, rear porch. To the first floor are three well proportioned double bedrooms, including the 14ft main and bathroom, fitted with a three piece suite with over bath shower. Double glazing and gas central heating have been installed throughout and the property has been fully REWIRED by the current owners. Externally, to the front of the property is a gated garden with decorative gravel. To the rear, a superb fenced and enclosed garden has been mainly laid to lawn with large stone patio area and driveway with sliding gate. An internal viewing is most highly recommended.





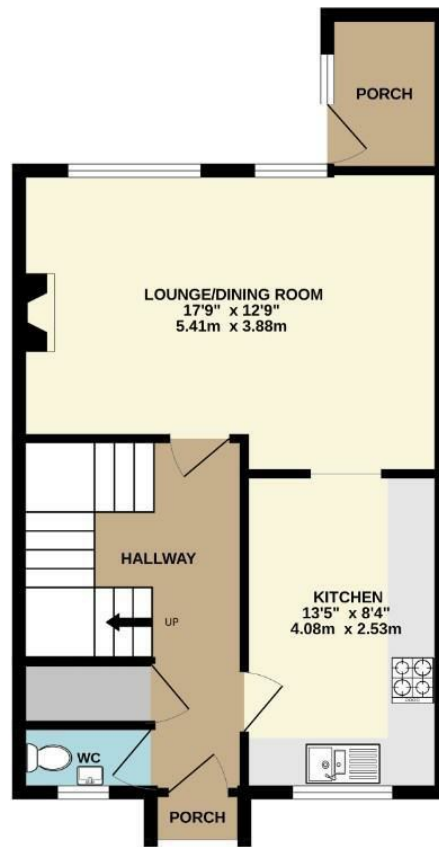
- Well presented modern terraced property
- Gated driveway providing secure off road parking
- 17ft lounge/dining room
- Three good sized double bedrooms
- Walking distance to Chorlton Village, Beech Road and Burton Road
- Gardens to both the front and rear
- Short stroll to multiple schools and parks
- 0.6 miles to the Metro (Barlow Moor Road)
- Ideal for young couple or family
- Double glazing, gas central heating and fully rewired



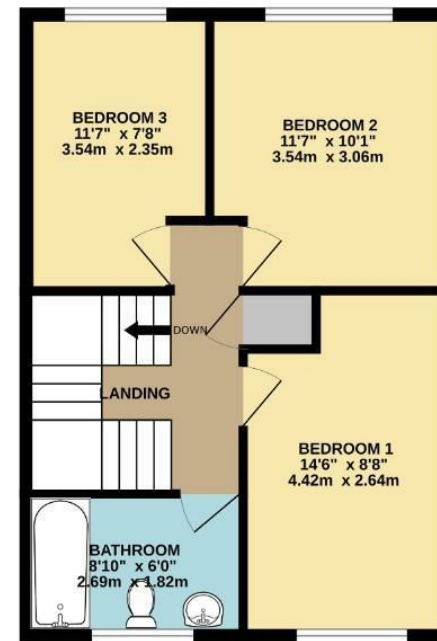
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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