



Jordan fishwick

78 Sandy Lane, M21 8TT
Guide Price £560,000



The Property

A superbly presented **FOUR DOUBLE BEDROOM MID TERRACED PERIOD PROPERTY** located on a well regarded road within walking distance of Chorlton Village. This delightful property boasts spacious, versatile **ACCOMMODATION OVER THREE FLOORS** and cellars as well as a **SOUTH FACING GARDEN** and will prove an ideal family home. There are a wealth of **ORIGINAL FEATURES** throughout and the property is offered for sale in **MOVE-IN READY** condition having been tastefully updated by the current owners. The property further benefits from being ideally situated for all local amenities, within only a short stroll of the vibrant scene of Beech Road, Chorlton Village and transport links including the Metro. Both Chorlton Park and multiple local schools are also within easy reach. The splendid accommodation briefly comprises: covered porch, entrance hallway, spacious lounge with large bay window and **LOG BURNING STOVE**, open plan dining kitchen with full height French patio doors opening to the rear garden. To the first floor are two well proportioned double bedrooms, the main being 16ft in length and second with an **EN-SUITE** bathroom and recently refitted shower room, fitted with a three piece suite. To the second floor there are two further good sized bedrooms, the fourth with access to the large storage space within the eaves. The multiple cellar chambers provide further storage space as well as a utility area and w/c. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with well stocked beds and path leading to the **ORIGINAL FRONT DOOR**. To the rear is a well maintained garden, mainly laid to lawn with a stone flagged patio area and beds with timber boundaries. Early viewing is most highly recommended. Council Tax: C.

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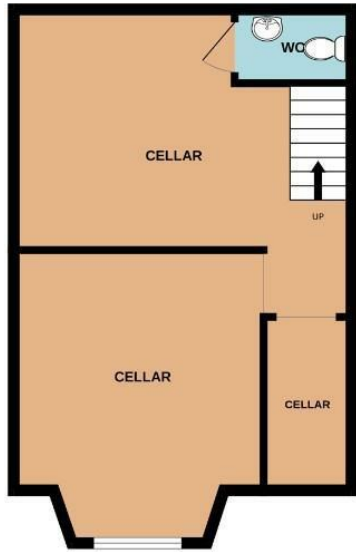
- Superbly presented period terrace
- Four double bedrooms and two bathrooms
- South facing rear garden
- Open plan dining kitchen
- Accommodation over three floors and cellars
- Stone's throw from Chorlton Village and Beech Road
- 0.3 miles to the Metro (St Werburgh's Rd)
- Many original features retained



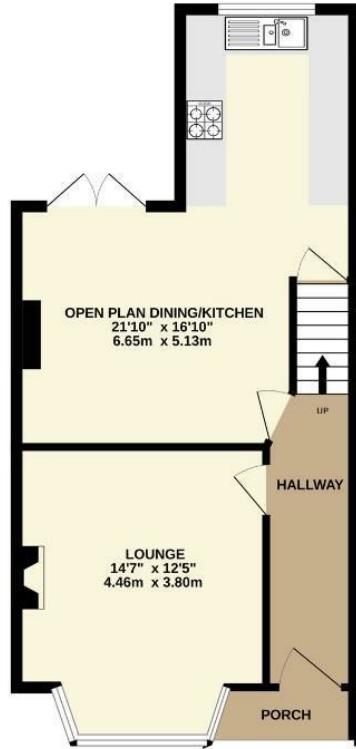
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
424 sq.ft. (39.4 sq.m.) approx.



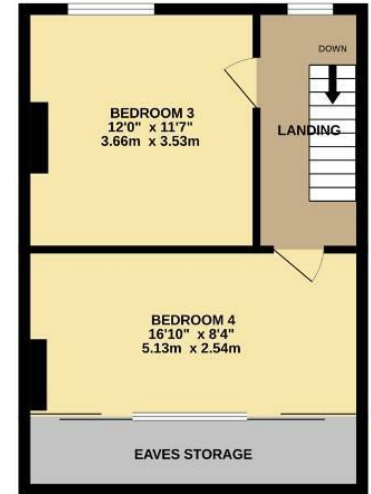
GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1825 sq.ft. (169.6 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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