



**GASCOIGNE
HALMAN**

SANDY LANE, CHORLTON

THE AREAS LEADING ESTATE AGENT



SANDY LANE, CHORLTON

£550,000.00

A simply stunning and immaculately presented four double bedroom end terrace property located within a highly desirable residential location and only moments from Chorlton Village and excellent transport links. Boasting stylish accommodation over three floors of living accommodation, this property is sure to be popular and must be viewed to appreciate the space on offer. Four good sized bedrooms, two contemporary bathrooms with a stunning main bathroom, an attractive bay fronted living room, superb modern open plan dining kitchen and extensive cellars. A charming and generous rear south facing garden.

Chorlton is proving a popular location due to its excellent transport links with Manchester Airport and the national motorway network along nearby Princess Road. The centre of Chorlton has a wide range of shops that more than cater for everyday shopping requirements. Bars and restaurants here cater for all tastes. Chorlton Water Park running along the River Mersey is also popular with residents as is Chorlton Green. Schools and recreational facilities in the area are also good.





An Immaculately And Spacious Period
End Terrace

Boasting Well Presented
Accommodation Over Three Floors

Bay Fronted Living Room And Open
Plan Dining Kitchen

Four Double Bedrooms And Two
bathroom Suites

Attractive Frontage And A Charming
Rear South Facing Garden

Moments From Chorlton Village And 5
Mins From The Metrolink



SANDY LANE | CHORLTON

We are pleased to introduce this stunning and impressive four bedroom end terrace property which is conveniently located within a highly popular residential area and walking distance to Chorlton Village and excellent transport links.

Internally the property comprises of:- welcoming entrance hallway, a spacious bay fronted living room with a feature fireplace, a good sized open plan dining kitchen with modern fitted units, underfloor heating and a door leading out to the rear garden. Stairs lead downstairs to extensive cellars which are currently used for storage, useful sink and has plumbing for a washing machine.

To the first floor there are two large double bedrooms and a breathtaking four piece contemporary bathroom suite with underfloor heating.

To the second floor there are two further double bedrooms, bedroom two benefits from an attractive sky light and a stylish en-suite shower room.

Externally to the front the property is gated with a walled boundaries and mature plants, whilst to the rear there is a delightful and generous rear South facing garden.

DIRECTIONS

M21 8TZ







**IN FURTHER DETAIL THE ACCOMMODATION
COMPRISES**

GROUND FLOOR

ENTRANCE HALLWAY

3.43m(11'3") x 1.14m(3'9")

LIVING ROOM

5.03m(16'6") into bay x 3.71m(12'2")

DINING ROOM

4.67m(15'4") x 4.39m(14'5")

KITCHEN

3.91m(12'10") x 2.64m(8'8")

FIRST FLOOR

LANDING

3.99m(13'1") x 1.70m(5'7")

BEDROOM 1

3.91m(12'10") x 4.85m(15'11")

BEDROOM 3

4.01m(13'2") x 3.00m(9'10")

BATHROOM

3.76m(12'4") x 2.64m(8'8")

SECOND FLOOR

LANDING

4.19m(13'9") x 1.78m(5'10")

BEDROOM 2

2.84m(9'4") x 4.85m(15'11")

EN-SUITE

1.24m(4'1") x 2.90m(9'6")

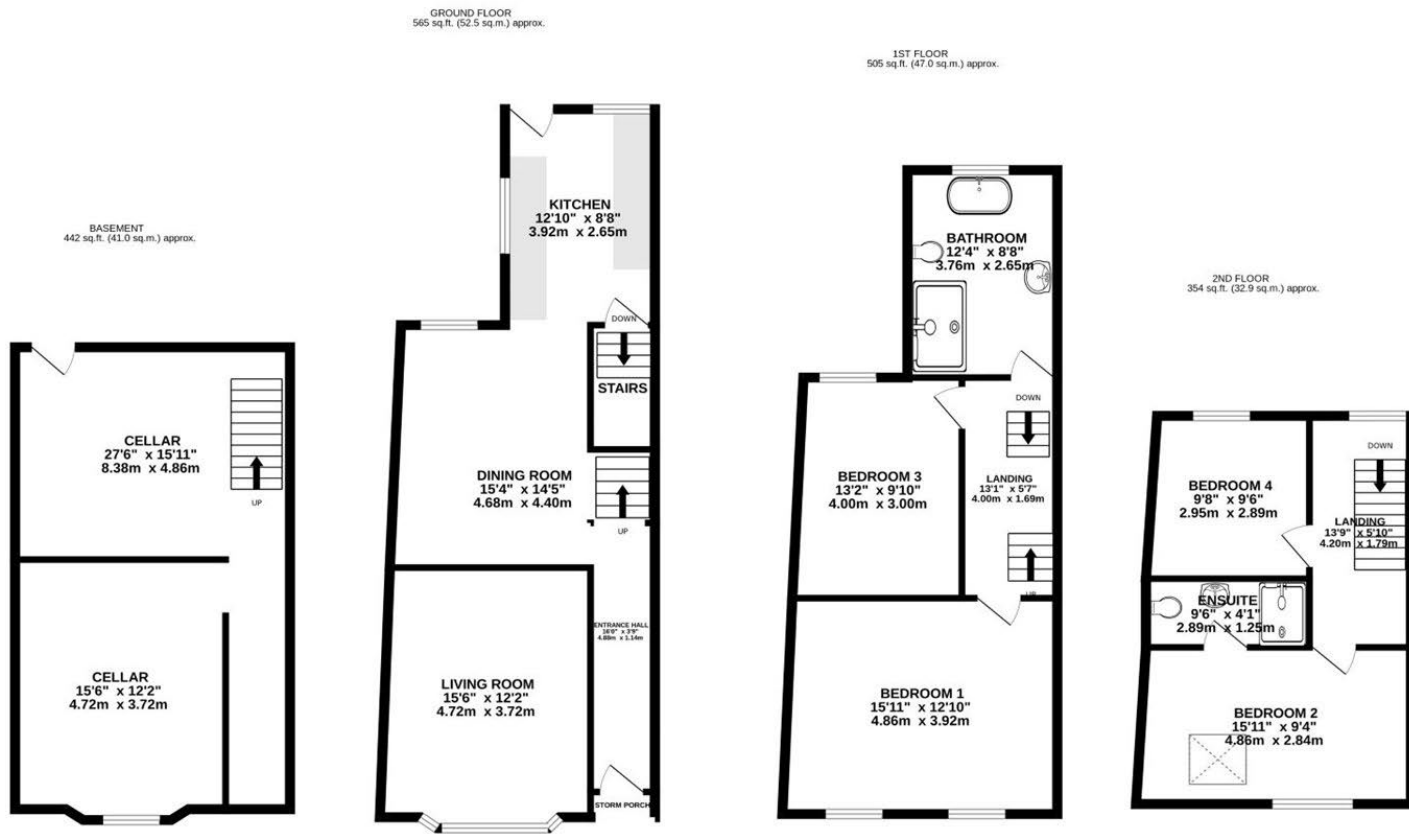
BEDROOM 4

2.95m(9'8") x 2.90m(9'6")

TENURE

Freehold





TOTAL FLOOR AREA : 1867 sq.ft. (173.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



DIDSBURY OFFICE

0161 445 7474

didsbury@gascoignehalman.co.uk

Elm House, 739 Didsbury Road, Manchester, M20 6RN

**GASCOIGNE
HALMAN**