

**12 Sandycroft Avenue, Manchester, M22 9AL**



THIS QUIANT MODERN HOUSE is in a good location for schools/transport and shops access and is a great FIRST TIME BUYERS/INVESTORS or DOWNSIZING home. This mid terraced property comprises of entrance into a small hallway with downstairs WC and stairs to the first floor. On the ground floor is a spacious lounge with double doors leading to the kitchen/dining room. The kitchen is a modern fully fitted kitchen with patio doors overlooking the garden. On the first floor is a large master bedroom with fitted wardrobes and storage room, a second double bedroom with fitted wardrobes and a family bathroom with bath, overhead shower, wc and hand basin. To the front of the property is a driveway with off road parking for a car and to the rear of the property is a garden which is mainly laid to stone with a small patio area. EPC Grade C. UPVC and GCH throughout the property. FANTASTIC OPPORTUNITY FOR FIRST HOME/INVESTOR HOME/DOWNSIZING

**Offers Over £220,000**

## ENTRANCE HALLWAY

Entering into the property through a UPVC front door into a pleasant hallway, which is carpeted, with access to the stairs and first floor, comprising wall mounted radiator/alarm and centre light fitting.

## DOWNSTAIRS WC

4'7" (1m 39cm) X 2'9" (83cm)

Wooden door into a downstairs wc/cloakroom with wc, upvc frosted window, hand basin and wall mounted cloak hooks. Flooring is carpeted and the room has a radiator and centre light fitting.

## LOUNGE

10'8" (3m 25cm) X 13'6" (4m 11cm)

Wooden door into a spacious lounge which is carpeted, has a UPVC double glazed window, radiator, centre light fitting, TV aerial/wifi connection.

## KITCHEN/DINING ROOM

13'7" (4m 14cm) X 7'7" (2m 31cm)

Double doors into the kitchen/diner which holds a modern fully fitted kitchen with high gloss units, integrated electric oven/hob, upvc double glazed window dining area and patio doors to the back garden. The flooring is vinyl.

## STAIRS TO THE FIRST FLOOR LANDING

Stairs to the first floor which are carpeted, centre light fitting to the first floor.

## MASTER BEDROOM

13'9" (4m 19cm) x 12'8" (3m 86cm)

Wooden door into a good sized master bedroom with fitted wardrobes and dual aspect upvc windows to the front. Carpeted flooring, centre light fitting and a fitted storage room.

## BEDROOM 2

9'5" (2m 87cm) X 7'2" (2m 18cm)

Wooden door into a double bedroom which is carpeted with a centre light fitting, upvc double glazed window and fitted wardrobe.

## BATHROOM

6'3" (1m 90cm) X 6'2" (1m 87cm)

Wooden door into a bathroom with a bath which is part tiled with an overhead shower and shower curtain, wc, hand basin and centre light fitting. Upvc double glazed frosted window to the rear. Vinyl flooring extractor fan and radiator

## GARDEN AND OUTSIDE SPACE

To the front of the property is a driveway with off road parking and to the rear is a stoned garden with small patio area for outside dining.

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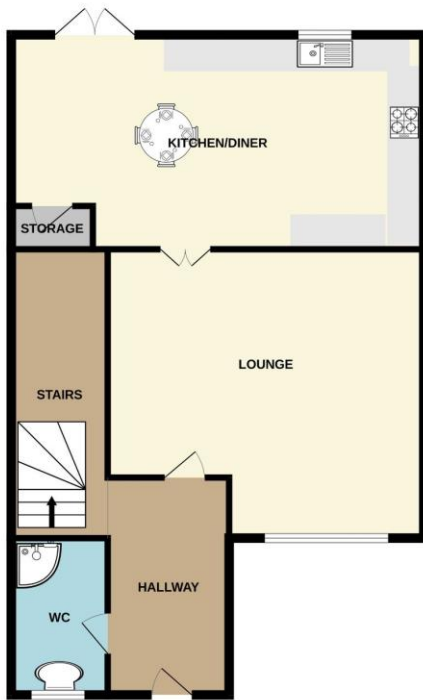
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## DISCLAIMER 2

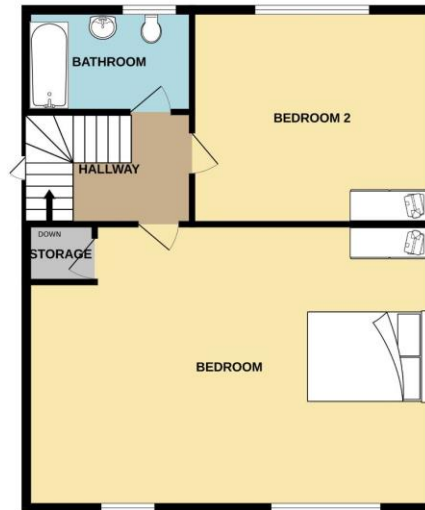
We are not qualified to confirm that power points, showers, central heating systems, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



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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