



12 Sandycroft Avenue, Manchester, M22 9AL

Offers Over **£220,000**

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

