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231 STAND LANE
Manchester, M26 1JJ
Offers In The Region Of £465,000

231 STAND LANE

Property at a glance

- deceptively spacious extended traditionally built bay fronted semi-detached family home dating back to 1910
- four large bedrooms (split over two floors)
- PVC double glazing & GCH system
- meticulously maintained interior, this stunning property seamlessly blends period charm with modern living two spacious reception rooms plus cinema/gym room located in the basement
- stunning extended breakfast kitchen with integrated appliances with bi-folding patio doors providing access out onto the mature private rear garden and open views overlooking Stand Golf course
- modern spacious four piece family bathroom plus a separate modern stylish shower room catering to the needs of a growing family
- block paved driveway providing off road parking for two cars
- mature extensive private rear garden with open views overlooking Stand Golf course
- commuters will appreciate the easy access to Whitefield Metrolink Station and major motorway networks
- Offered for sale with no upward chain – viewing is an absolute must!

Pearson Ferrier Estate Agents are delighted to present this deceptively spacious, extended, traditionally built bay-fronted semi-detached family home, dating back to 1910. Boasting a meticulously maintained interior, this stunning property seamlessly blends period charm with modern living, making it an ideal choice for families seeking both space and style.

The home features four generously sized bedrooms, split over two floors, alongside many original features that add character throughout. The PVC double glazing and gas central heating system ensure comfort year-round.

A standout feature of the property is its stunning, recently extended shaker-style breakfast kitchen, complete with integrated appliances and bi-folding patio doors that open onto the mature private rear garden, offering breathtaking open views over Stand Golf Course. The two spacious reception rooms provide versatile living space, complemented by an additional cinema/gym room located in the basement.

The accommodation also includes a modern and spacious four-piece family bathroom as well as a separate stylish shower room, catering to the needs of a growing family. Externally, the property benefits from a block-paved driveway with off-road parking for two cars.

Located in a sought-after area, this home is within close proximity to local amenities, excellent schools, shops, and the vibrant nightlife of Whitefield, which boasts a fantastic selection of bars and restaurants. Commuters will appreciate the easy access to Whitefield Metrolink Station and major motorway networks, ensuring convenient travel to Manchester City Centre and beyond.

Offered for sale with no upward chain – viewing is an absolute must!

Contact Pearson Ferrier today to arrange your viewing.





BASEMENT
312 sq.ft. (29.0 sq.m.) approx.

GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.

2ND FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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