



59 Sandacre Road
Wythenshawe M23 1AP
O.I.R.O £360,000



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An Outstanding FREEHOLD Three Bedroom Semi Detached set on a large garden plot.

Known as "The Spinney", this beautiful home has been totally transformed over recent years and now offers: Entrance Porch, Hallway, Lounge, Fitted Kitchen/Dining Area, Large Utility Room with Downstairs Shower Room/WC off. On the first floor are Three Bedrooms, Refitted Bathroom/WC. Loft, floored plus folding ladder.

Outside: Tarmac forecourt and gates to the side access to rear with Greenhouse and Concrete Garden Shed, Fencing Lawn, Patio etc.

NB: There is space to extend subject to planning permission.

The property lies close to local facilities to include the M56, schooling and transport. The large stores can be found on Altrincham Road. This is an opportunity not to be missed.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Bedrooms
- Re-fitted Kitchen/Dining Room
- Utility Room/Downstairs Shower/WC
- Freehold
- Large Garden Plot
- Space to extend sideways

Tenure: Freehold
Council Tax: Manchester City
Council C

Storm Porch

Hallway
10'11" x 7'10"
Cloaks cupboard

Lounge
16'3" x 10'7"
Attractive Gas Fire with Wood Surround

Refitted Kitchen/Dining Room
19'2" x 9'9"

Grey units with contrasting work tops, part tiled walls, inset ceramic hob, integrated dishwasher
inset oven/grill, extractor hood.

Door to:

Utility Room
23'1" overall x 9'2"
Fitted Units, Wall Mounted Gas Boiler, Plumbing for washing machine

Downstairs Shower Room/WC
6'8" x 5'9"
Part Tiled Walls, Shower Cubicle, Wash Basin, Low Level Basin

Bedroom One
12'10" x 10'6"

Bedroom Two
10'9" x 10'6"

Bedroom Three
9'10" x 7'10"

Bathroom/WC
7'10" x 7'4"
Grey Wall Tiling, White 3 piece with shower over bath, inset lighting

Loft
Floored plus folding ladder and light

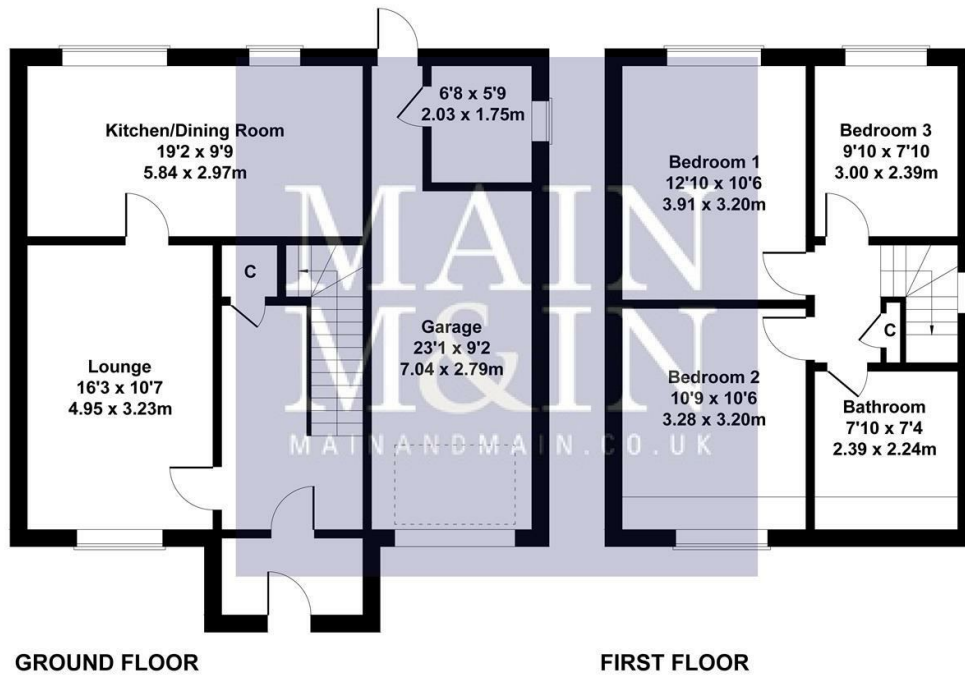
Outside
Tarmac Forecourt, Fencing, Access to Rear Garden, Fencing, Lawn
Hedging, Greenhouse and Shed.





Sandacre Road

Approximate Gross Internal Area
1140 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Energy efficient - lower running costs (81-91)	B
Standard (69-80)	C
Below standard (55-68)	D
Unusually high energy consumption (39-54)	E
Very high energy consumption (21-38)	F
Not environmentally friendly - higher CO2 emissions (1-20)	G
Current	71
Potential	85

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated

