



12 Sandycroft Avenue
Wythenshawe M22 9AL
Offers Over £210,000





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This modern two double bedroom home is ideal for a first time buyer or an investor looking for a fantastic opportunity.

The property offers: Hallway, downstairs WC, lounge, fitted kitchen/dining area with doors to the garden.

To the first floor is a landing and two double bedrooms (one with fitted wardrobes) and there is a family bathroom fitted with a white suite.

Outside is a driveway to the front with parking for one car. To the rear is a small patio area with garden.

The property is close to local amenities, schooling and transport links such as the Metrolink tram, M56/M60 Motorways within 3/4 miles and Manchester International Airport.

The property is available with no onward chain. An internal inspection is recommended.

Tenure: Freehold
Council Tax: Manchester B

- Two Bedrooms
- Downstairs WC
- Gas Central Heating
- UPVC Double Glazing
- Fantastic Opportunity
- No Onward Chain

Entrance Hallway

Downstairs WC
5'11" x 2'11"

Lounge
13'8" x 10'9"

Kitchen/Dining Area
13'8" x 7'7"

Landing

Bedroom One
13'11" x 9'10"
Fitted Wardrobes

Bedroom Two
9'6" x 7'2"
Fitted Wardrobes

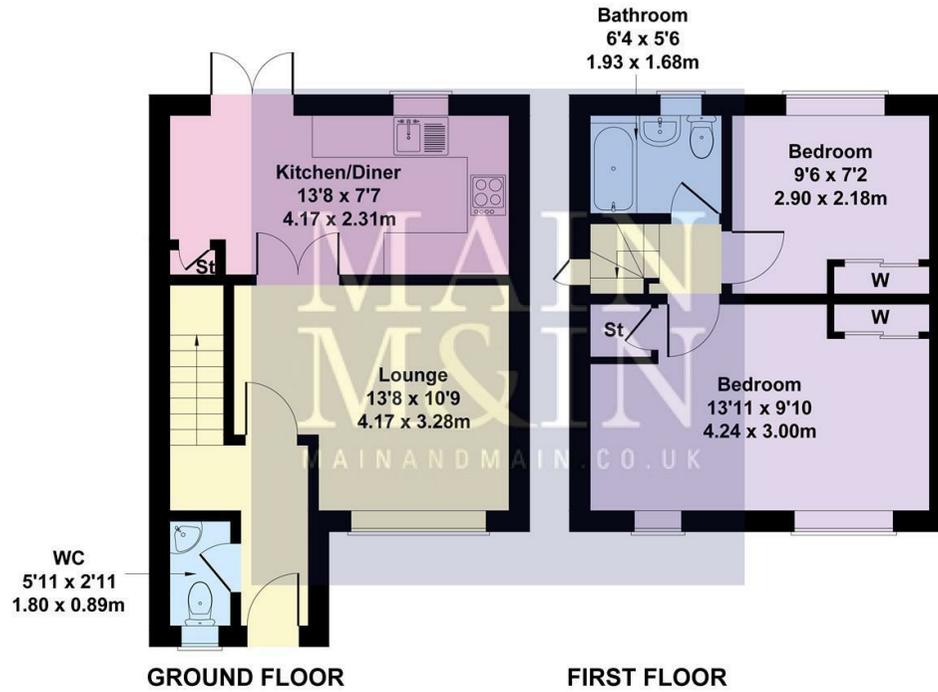
Bathroom/WC
6'4" x 5'6"





Sandycroft Avenue

Approximate Gross Internal Area
652 sq ft - 61 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



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	Target
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Target
73	90
Energy Efficiency Rating	

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

