



21 Sandacre Road  
Baguley M23 1AE  
£325,000

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# 21 Sandacre Road Baguley M23 1AE

£325,000

A well-proportioned individual two bedroom detached bungalow built in the 1970s by the late owner.

Available with no onward chain and situated on a much sought-after road, this detached bungalow comes to the market for the very first time. It occupies a generous plot which backs onto a mature woodland area.

The accommodation comprises: Entrance porch, entrance hallway, a well-proportioned living room with dual aspect, a fitted dining kitchen, two generous double bedrooms and a bathroom/WC/shower.

Outside is a detached brick garage providing additional storage space, accessed via a long driveway which provides plentiful off road parking space. There are attractive lawned gardens to the front and rear, with well-stocked borders and a greenhouse.

The property lies within a mile of the M56 which connects onto the M60 at Princess Parkway. Within a couple of miles are plentiful amenities, with the large superstores on Altrincham Road. Wythenshawe Hospital is within easy reach and the Metrolink tram service is also close by. The property is only a short distance from the popular Wythenshawe Park.

This is a lovely home which although currently a little dated, will provide a fortunate buyer with the opportunity to upgrade to their own taste and specification.

Homes on 'The Spinney' are always in demand. This is a rare opportunity and an early internal inspection is recommended.

Tenure: Leasehold  
Council Tax: Manchester D

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Well-proportioned Accommodation
- Attractive Gardens
- Driveway
- Detached Brick Garage
- Minor Updating Required
- Woodland Rear Aspect
- NO ONWARD CHAIN

Entrance Porch  
4'9 x 5'0

Entrance Hallway  
10'1 max x 8'10 max

Living Room  
13'1 x 17'5

Dining Kitchen  
10'7 x 17'5

Bedroom One  
11'9 x 15'4

Bedroom Two  
11'11 x 12'4

Bathroom/WC  
8'6 x 8'0

Externally  
Attractive lawned gardens to the front and rear with decorative borders.  
Gated side access.  
Driveway leading to:

Detached Garage  
8'7 x 17'11

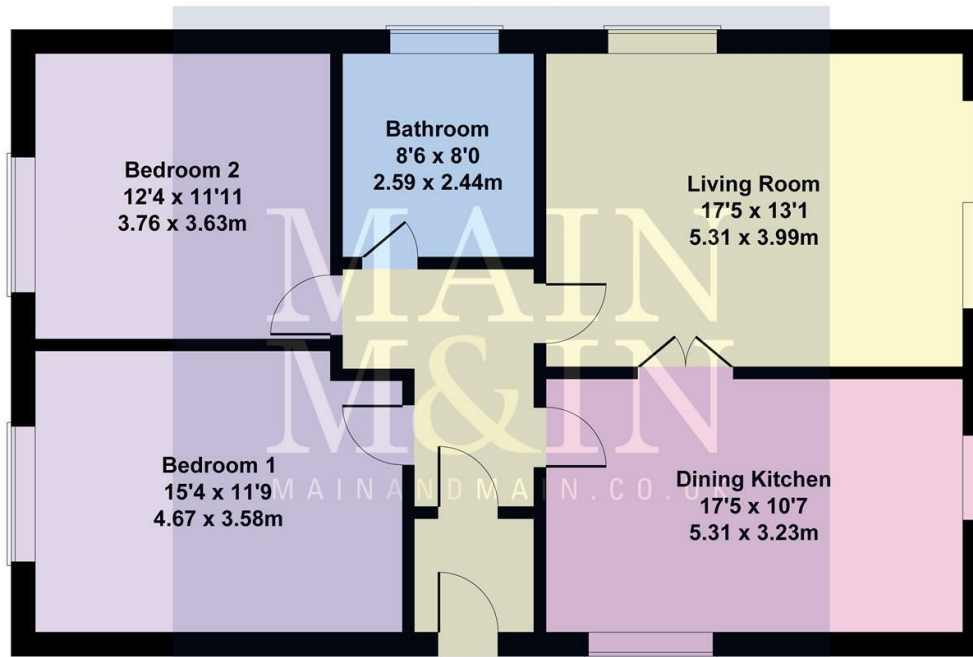
Leasehold Information  
911 years remain of a 999 year lease which commenced 25/12/1937.  
Peppercorn Ground Rent - No Longer Collected by Manchester City Council.





## Sandacre Road

Approximate Gross Internal Area  
936 sq ft - 87 sq m

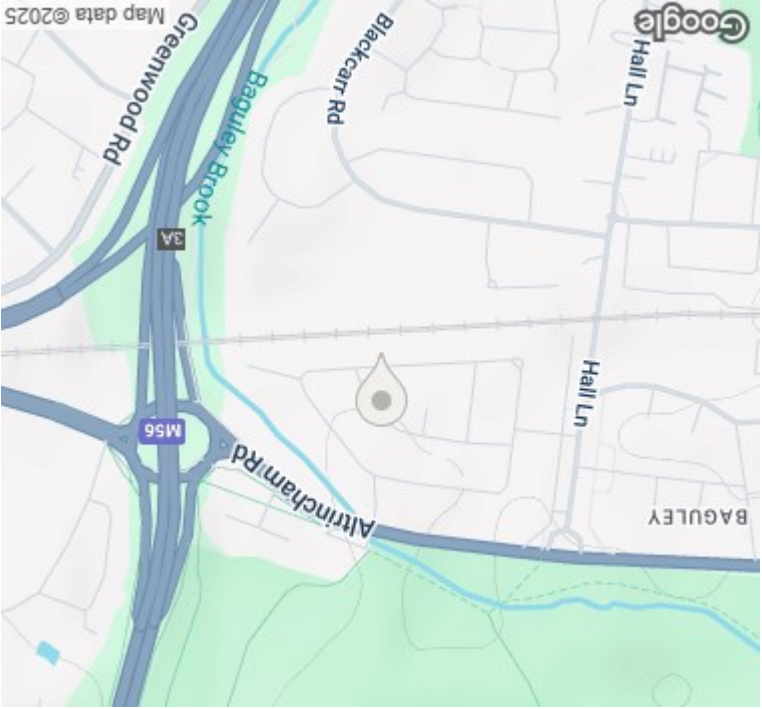


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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 and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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

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

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	67
Potential	85

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A
(81-91)	B
(69-80)	C
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(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	
Potential	

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