



## 19 Sandwich Road Ellesmere Park Manchester M30 9DX

### £875,000

WOW, WOW & WOW! HOME ESTATE AGENTS are thrilled to offer this impressive six-bedroom semi detached period family home located in the heart of Ellesmere Park. Set back from the road with an enviable driveway, this imposing Victorian property greets you with period features and its grand facade. Entering the property through the feature doors into the porch and through to the hallway you are met with space and light, to the ground floor there is an entrance W/C, bay-fronted lounge with log burning fire and exposed wooden flooring, sitting room with side bay, beautiful kitchen with central island, utility room, 30ft rear family room with views and access onto raised decked area and garden, office room and downstairs bathroom. To the lower ground floor there is a useful several chamber cellar. Up to the first floor landing there is a feature, stained and leaded window, three of the six bedrooms and a fitted family bathroom suite. Located to the second and final floor there are the remaining three bedrooms. All the bedrooms in the property are light and spacious and will accommodate double beds as a minimum. The property has been updated with double glazed and wooden sash windows to keep the character of the building in tact and insulated throughout to assist with the energy efficiency. Externally, the space continues with sizeable gardens to the front and rear along with a several car driveway and amazing rear garden perfect for the kids (or dogs!). A real gem of a property that needs to be viewed to be fully appreciated! Call HOME On 01617898383 to arrange your visit.

- WOW, WOW & WOW!
- Four floors of accommodation
- Spacious, impressive hallway with W/C
- Amazing rear garden with raised decked area
- Stunning period style semi detached
- Six double bedrooms
- Bay fronted lounge, sitting room and 30ft family room overlooking the garden
- In the heart of Ellesmere Park
- Storage cellars
- Beautiful kitchen and utility area



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## Porch

Hallway 11'4 x 8'2 (3.45m x 2.49m)

W/C 5'8 x 2'8 (1.73m x 0.81m)

Lounge 17'5 x 13'9 (5.31m x 4.19m)

Sitting room 17'0 x 12'2 (5.18m x 3.71m)

Utility room 19'0 x 5'6 (5.79m x 1.68m)

Kitchen area 13'8 x 11'6 (4.17m x 3.51m)

Family room 30'4 x 13'4 (9.25m x 4.06m)

Office/playroom 16'2 x 13'1 (4.93m x 3.99m)

Downstairs bathroom 7'2 x 5'7 (2.18m x 1.70m)

## First floor landing

Bedroom One 17'4 x 12'8 (5.28m x 3.86m)

Bedroom Two 17'1 x 12'2 (5.21m x 3.71m)

Bedroom Three 13'9 x 11'1 (4.19m x 3.38m)

Bathroom 12'5 x 5'6 (3.78m x 1.68m)

## Second floor landing

Bedroom Four/Office 17'0 x 11'5 (5.18m x 3.48m)

Bedroom Five 12'1 x 10'9 (3.68m x 3.28m)

Bedroom Six 14'2 x 11'3 (4.32m x 3.43m)

## Sales info

We are advised that the property is Freehold.

We are advised that the current council tax band is band F.

The current EPC rating is E.

## IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553

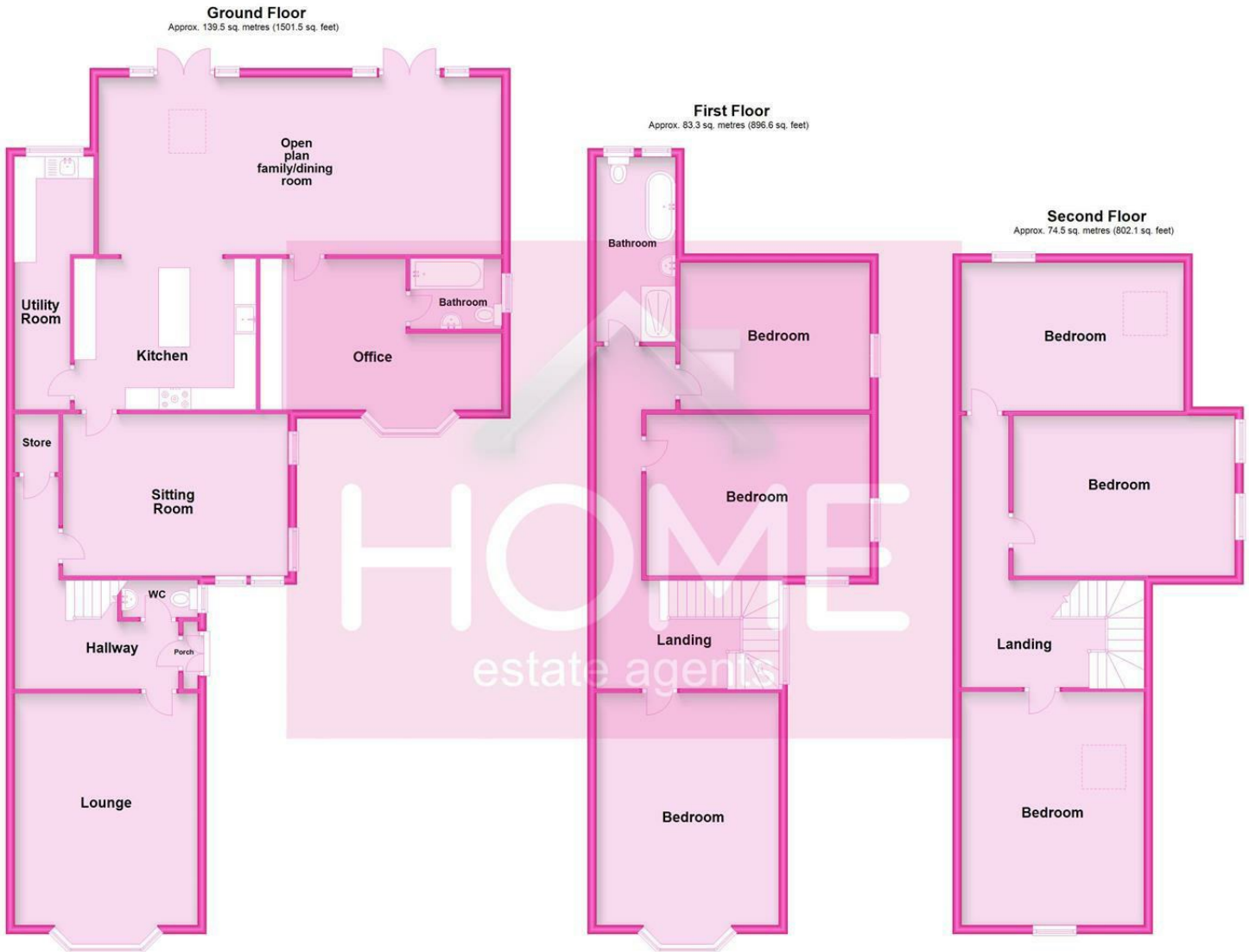


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Total area: approx. 297.3 sq. metres (3200.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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