

98 Sandy Lane, Chorlton, Manchester, M21 8TZ



**JP&Brimelow**  
ESTATE AGENTS



4 1 2 D

\*\*\*VIDEO TOUR AVAILABLE\*\*\* Situated in a highly desirable residential area just off Barlow Moor Road, is this stylishly presented FOUR DOUBLE BEDROOM home. This bay fronted period, end-terraced property is within a few minutes' walk of Chorlton village and the popular Beech Road area.

The centre of Chorlton with all its local amenities, including bars restaurants and independent shops as well as the Metrolink station on St Werburgh's Road are close by, giving you direct access into the City Centre and Media City.

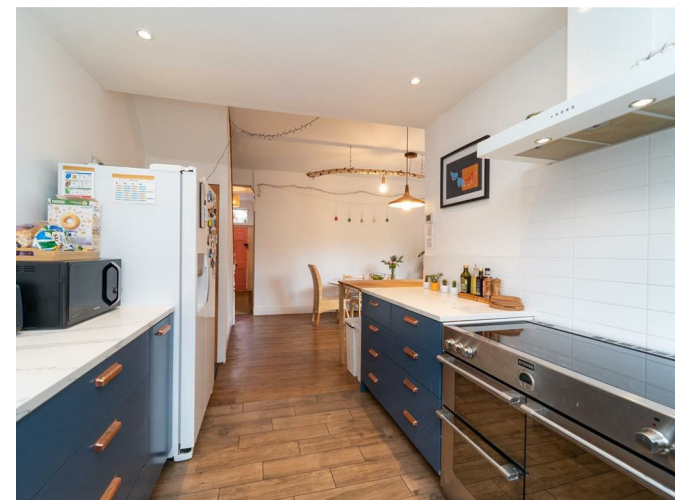
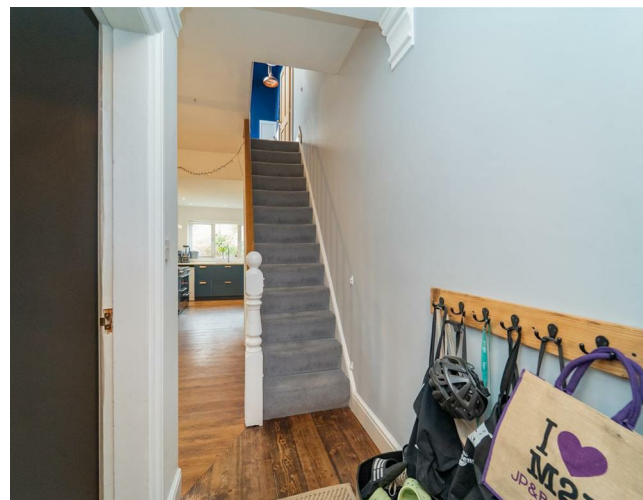
The spacious and well-planned accommodation consists of an entrance hall leading to a lounge with a bay window to the front aspect, a dining room with entry into the rear SOUTH FACING garden through to a fitted kitchen and internal access down to the cellars complete this floor.

To the first floor there are two double bedrooms and a four-piece family bathroom, whilst to the second floor there is a landing leading to further two double bedrooms.

The property benefits from gas fired central heating, underfloor heating in the kitchen and bathroom, many original features throughout with high ceilings, invaluable storage space in the useful chamber cellars and a pleasant enclosed garden to the rear.


OFFERED WITH NO VENDOR CHAIN.

£600,000





## EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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 



Tenure: Freehold Council Tax Band: C



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