



22 Shakespeare Walk, Manchester, M13 9JE

£270,000

Sanderson James is excited to present this stunning three-bedroom mid-terrace property. Situated in the distinctive area of Chorlton-on-Medlock, it boasts an array of restaurants, pubs, local shops, and schools nearby, offering a thriving lifestyle for families and alike. While this home is already well-maintained, only requiring minimal cosmetic improvement, it holds the potential to become your ideal residence or a lucrative investment opportunity. The property features a spacious open-plan kitchen, dining, and lounge area, with patio doors leading to the low-maintenance back garden, perfect for relaxation. Additionally, a convenient downstairs toilet is located near the entrance. Upstairs, you'll find a spacious en-suite master bedroom, a good-sized double bedroom, a single bedroom, and a well-appointed family bathroom. This property represents both a potential family home and an attractive investment opportunity for investors. If you're interested in learning more or scheduling a view-ing, please don't hesitate to contact Sanderson James.



Open-plan Kitchen/Dinner/Lounge

Downstair Toilet

Back Garden

En-suite Bedroom

Bedroom Two

Bedroom Three

Family Bathroom

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

Sales opening hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

