



**Sandilands Road, Manchester, M23**

**Guide Price: £450,000**

*Freehold*

## Sandilands Road, Manchester, M23

Situated on Sandilands Road, just off Altrincham Road, this stunning extended three-bedroom semi-detached home offers beautifully presented accommodation throughout, combined with generous living spaces and an impressive rear garden. The property is ideally positioned for access to a range of local schools, amenities and excellent transport links.

To the front of the property is a large driveway providing ample off-road parking, with gated side access leading through to the rear garden. An entrance porch opens into a welcoming hallway, providing access to the principal living accommodation.

The ground floor boasts two fabulous-sized reception rooms, comprising a spacious living room and separate dining room. The dining room features a beautiful exposed brick fireplace and chimney breast, creating a wonderful focal point and adding character to the space. Sliding doors then lead through to a versatile conservatory, which would make an ideal home office, playroom or additional reception space.

At the heart of the home is the impressive open-plan kitchen, thoughtfully designed with a central island and a range of modern fitted units. Two large Velux windows flood the space with natural light, creating a bright and inviting room that is perfect for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a particularly good-sized third bedroom. Completing the accommodation is a modern family bathroom suite, finished to a contemporary standard.

The rear garden is a fantastic feature of the property, offering an excellent combination of space and versatility. A large paved patio provides the perfect area for outdoor dining and garden furniture, with access to the garage and a substantial lawned garden beyond.

At the very bottom of the garden is a charming pergola, creating a lovely secluded space for entertaining, relaxing or enjoying the garden during the warmer months. A further patio area, complete with space for sun loungers and a garden sofa, provides another fantastic outdoor seating area.

- Freehold
- EPC Grade TBC
- Council Tax Band C







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