# 46 Sandy Lane, Chorlton, Manchester, M21 8TN





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***VIDEO TOUR AVAILABLE*** An attractive & delightful, THREE BEDROOM plus office/nursery, period, mid-terrace property. Located on a popular residential road, off Barlow moor road 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 well planned property consists of an entrance hall, a good sized lounge to the front aspect, a dining room with views out into the courtyard style garden, a useful storage cupboard, a fitted kitchen, a downstairs shower room, a utility, and access out into the rear aspect.

Stairs leading to the first-floor landing reveal three double bedrooms, a nursery/ office, and a white three-piece bathroom suite completing this fantastic property.

Other benefits include gas fired central heating, high ceilings, ceiling coving and picture rails, stripped floor boards, and a rear enclosed courtyard.

£460,000







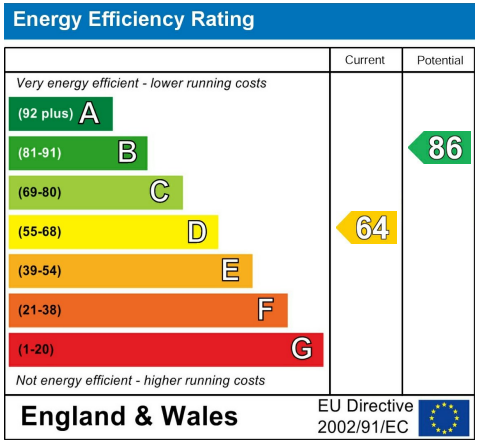








## EPC Chart








Tenure: **Freehold** Council Tax Band: **C**




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