

Apts 1-3 56 Sandy Lane, Chorlton, Manchester, M21 8TT



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ESTATE AGENTS

Offers In The Region Of £495,000

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VIDEO TOUR AVAILABLE A fantastic opportunity to acquire THREE SELF-CONTAINED APARTMENTS (Apts 1–3) within a mid-terrace property, positioned on Sandy Lane, Chorlton. The building is constructed with classic brickwork and a distinctive façade. Each apartment benefits from its own private entrance, making this an attractive investment in a well-established residential area. Perfectly positioned off Barlow Moor Road, this attractive investment enjoys a highly desirable location just a short walk from Chorlton's vibrant local scene. Residents benefit from easy access to Chorlton Park and Barlow Moor Road with a mix of independent shops, cafés, bars and restaurants, as well as nearby Beech Road Park and other green spaces for leisure and outdoor activities. Excellent transport links are also close at hand, with St Werburghs Road Metrolink stop only 10 minutes away on foot, providing direct access into Manchester city centre and Manchester Airport. All marketing details used are from apartment Apt 2. This well-planned accommodation comprises; a communal entrance to the rear of the development, off Cleveleys Avenue, an entrance hallway, a lounge/dining room to the front, opening to a fitted kitchen, a double bedroom and a three-piece bathroom suite. Rent achieving £1,225pcm. Apt 1 is a ground floor TWO DOUBLE BEDROOM apartment which comprises a private entrance on Sandy Lane. Rent achieving £1,225pcm. Apt 3 is a top floor ONE DOUBLE BEDROOM apartment. Rent achieving £895pcm. FREEHOLD properties. Early inspection is essential to appreciate the size and location of this charming Chorlton investment.





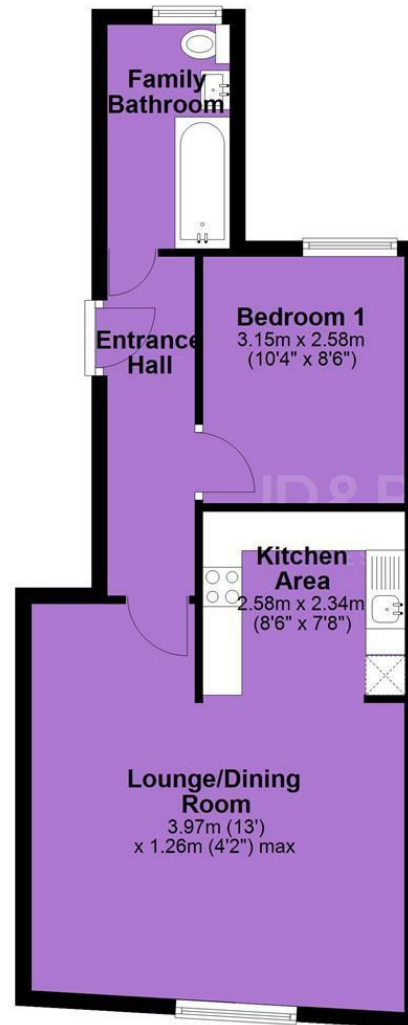
EPC Chart

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tenure: **Freehold** Council Tax Band: **A**

First Floor



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