



Sandacre Road, Baguley

Offers Over £470,000



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SALES & LETTINGS

Sandacre Road

Baguley

This superb semi-detached house has been well-extended and beautifully modernised to now provide stunning, bright accommodation, finished in a contemporary style. The extensive living and bedroom space provides great flexibility and makes the property layout perfect for a range of family setups and uses.

Situated in a quiet and highly sought-after backwater close to local amenities, the property enjoys easy reach of major transport links, positioned within just a few minutes' drive of the M56/Princess Parkway, giving great access to Manchester City Centre, Manchester Airport, Wythenshawe Hospital, and further motorway links such as the M60. The property also sits between Baguley and Martinscroft Metrolink Stations.

The house itself comes immaculately presented throughout, with ample natural light further highlighting the quality fixtures and fittings. The stunning, bright open-plan dining kitchen to the rear of the property is a superb feature of the house, providing a fantastic social space serving as the day-to-day family hub. A smart side extension offers a great opportunity for work from home space, or even use as a separate annex for visitors, teenagers or older family members.





The unique feature of the house is the incredible detached bar/lounge situated at the back of the rear garden. Offering a fantastic modern space that be either sociable or seclusive to suit, it is insulated and comes with light, power and ethernet connectivity ready to go!

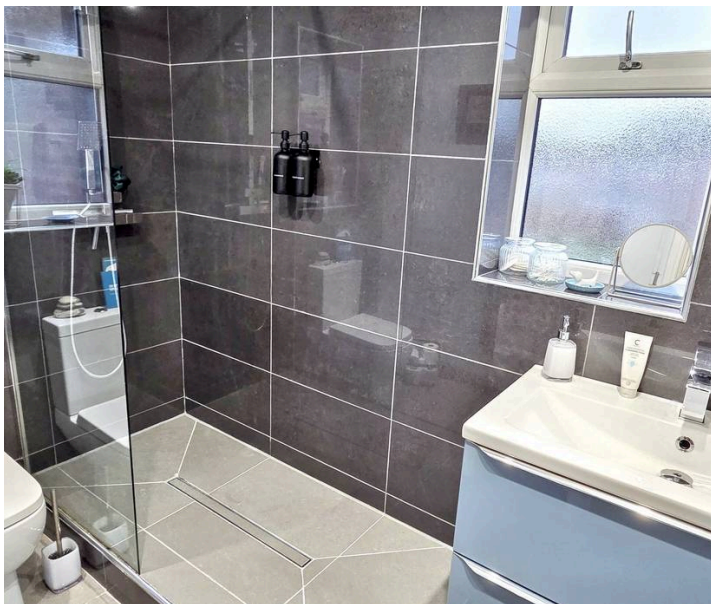
The property is approached via a well-presented front garden laid to lawn, with low-level front boundary wall and gravel driveway providing off-road parking. To the rear is an enclosed, south-facing garden laid with artificial turf, and with flagged patio area perfect for outdoor dining and entertaining which capturing the afternoon and evening sun.

- Well-extended 4-bed semi-detached house
- Beautifully modernised with quality fittings and fixtures
- Ample natural light
- Stunning open-plan dining kitchen
- Detached annex currently used as bar and lounge
- Separate lounge with upstairs en-suite bedroom
- South-facing rear garden
- Driveway providing off-road parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

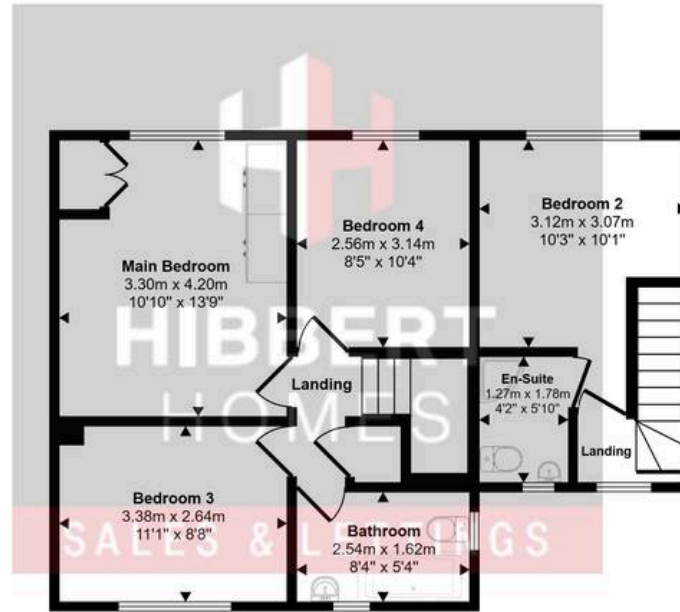


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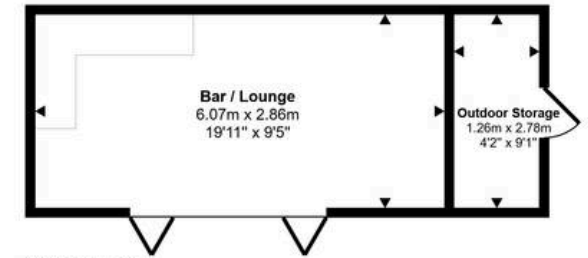
Approx Gross Internal Area
159 sq m / 1708 sq ft



Ground Floor
Approx 79 sq m / 853 sq ft



First Floor
Approx 58 sq m / 628 sq ft



Outbuildings
Approx 21 sq m / 227 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

