



*Jordan fishwick*

2 Sandy Lane, Chorlton, M21 8TN  
Guide Price £350,000



### The Property

A superbly presented THREE BEDROOM SEMI DETACHED PERIOD PROPERTY, offered for sale in MOVE-IN READY condition having been recently refurbished by the current owners. This splendid property provides spacious and light accommodation throughout and benefits from a SOUTH FACING REAR GARDEN. Positioned only a few minutes walk to both Chorlton Village and the vibrant scene of Beech Road, as well as all local schools, parks and transport links, this fine property will prove ideal for a young couple or family. The accommodation briefly comprises: covered porch, entrance hallway, lounge with large bay window, superb OPEN PLAN LIVING/DINING/KITCHEN fitted with solid QUARTZ WORKTOPS, spacious larder cupboard and French patio doors opening to the rear garden. To the first floor are three good sized bedrooms, both bedrooms one and two with ORIGINAL FIREPLACES and bathroom, recently refitted with a modern three piece suite, white subway tiles and a feature tile floor. Double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a walled garden with gated path to the front door. To the rear, an excellent South facing courtyard garden with Indian stone patio and large raised wooden beds. An internal viewing is most highly recommended.

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

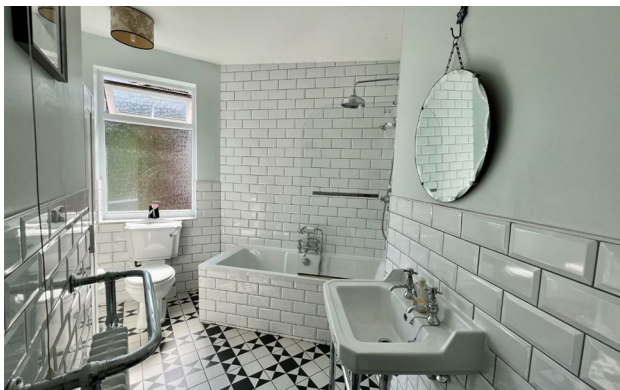
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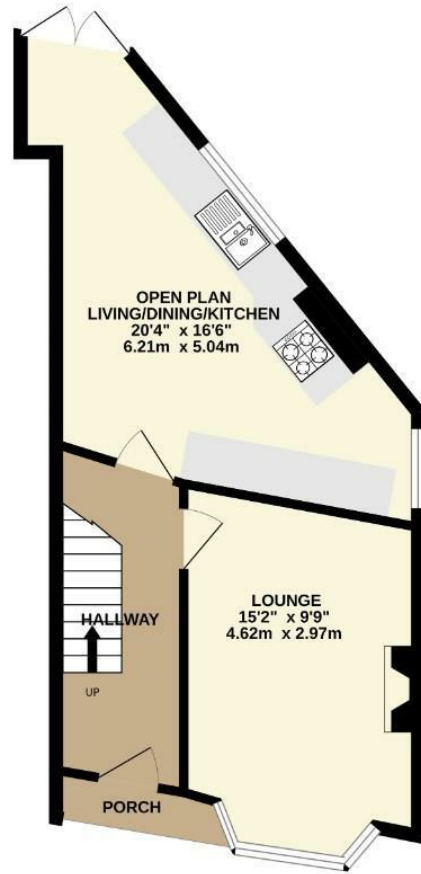
- Beautifully presented three bedroom semi detached period property
- Many original features retained
- Recently fitted kitchen with Quartz worktops
- Move-in ready condition
- Ideally placed for Chorlton Village, Beech Road and the Metro
- South facing rear garden
- Ideal for a young couple or family
- Double glazing and gas central heating throughout



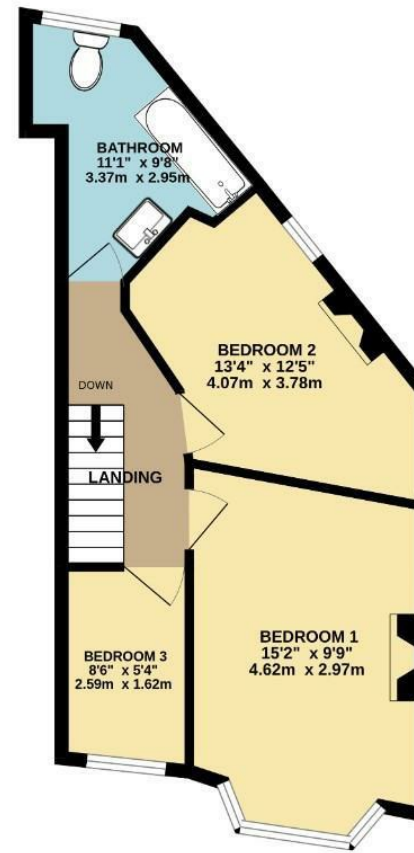
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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