



3 Sandacre Road, Manchester, M23 1AE

£310,000

www.jordanfishwick.co.uk





Jordan fishwick

£310,000

- Three Bedroom Semi-Detached
- In Need of Modernisation Throughout
- NO CHAIN
- Ground Rent - £6 p/a
- EPC - D
- Built in 1930's
- SOUTH Facing Garden
- Leasehold - 912 Years Remaining
- Council Tax Band C

NO CHAIN

Built in 1930s with various Art Deco style features, this three bedroom semi-detached offers a wealth of opportunity to create a beautiful family home with potential for adaptations/extension (subject to planning permission) whilst retaining its charm. Situated on a quiet residential road on a spacious plot with driveway parking/garden to the front and substantial, mature garden to the rear.

The ground floor comprises: sheltered entrance, hallway, dual aspect lounge with doors to the garden, dining room with bay window and fitted kitchen to the rear with door to access the side driveway. To the first floor there are three well proportioned bedrooms with unique sunroom accessed via bedroom two, wet room and separate WC. Modern Worcester gas combination boiler in cupboard in bedroom three.

912 Years Remaining on Lease. Ground Rent - £6 p/a. EPC Rating D. Council Tax Band C.





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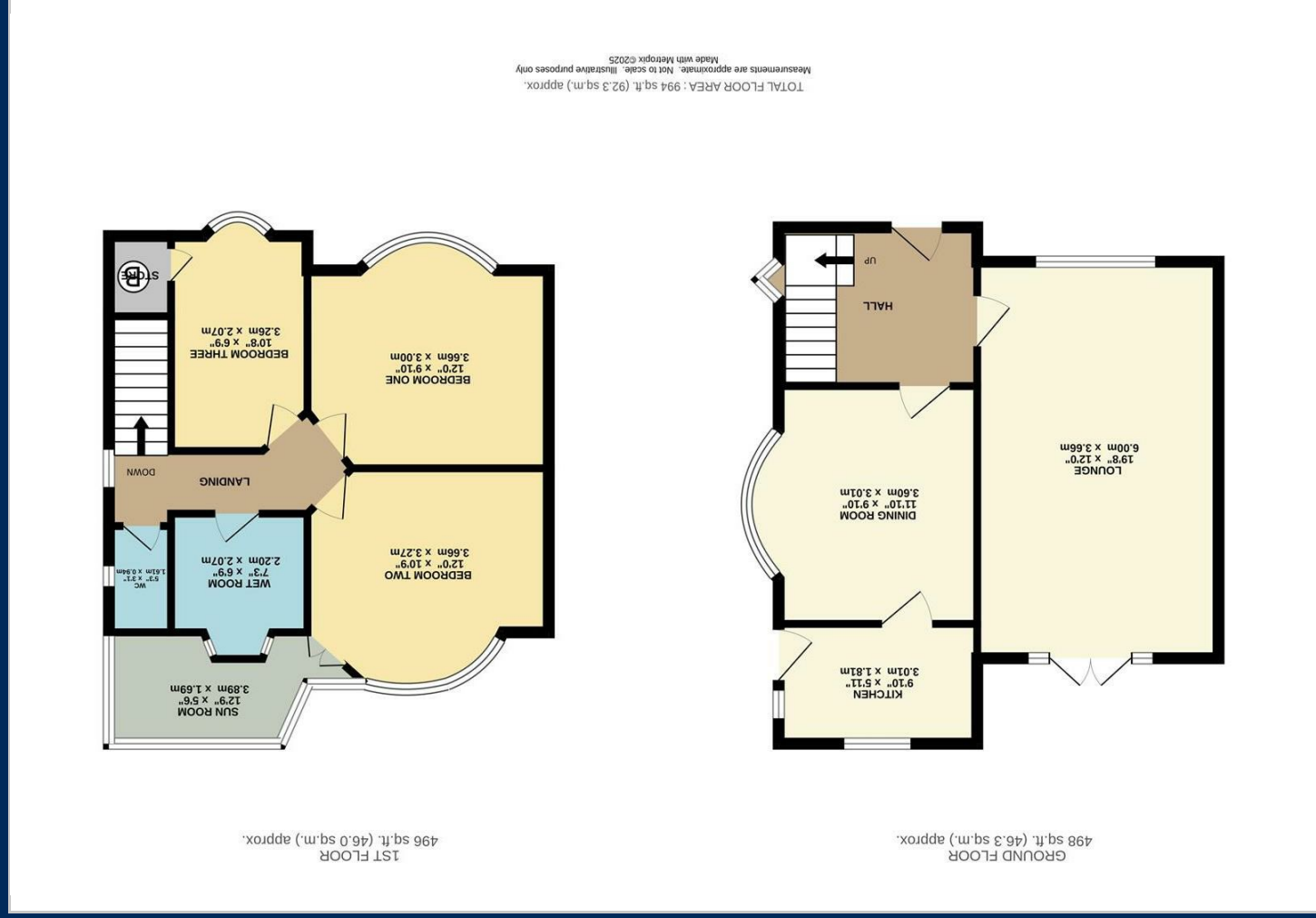
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Why take a risk?
Sell Smarter





Floor Plans



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

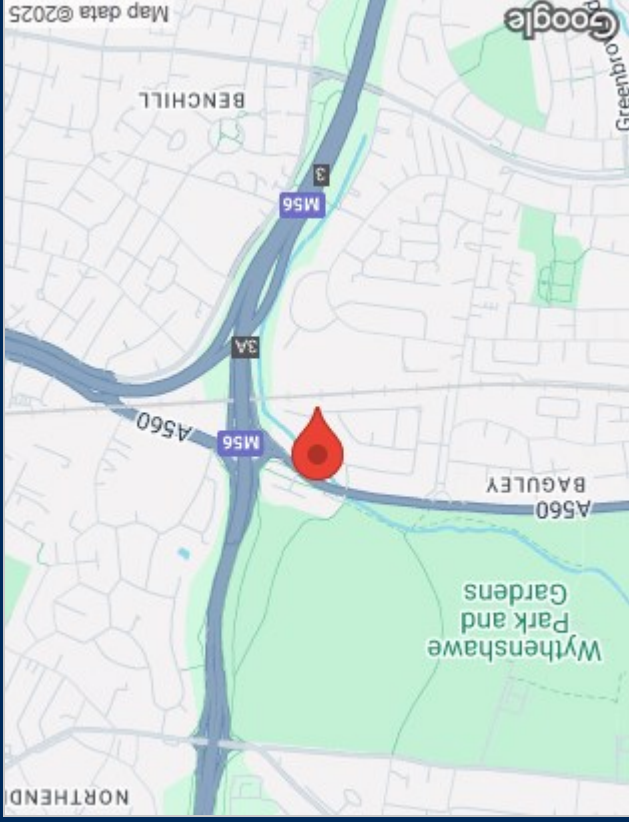
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
A (92 pts)	A (92 pts)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
England & Wales

Very energy efficient - lower running costs
Not energy efficient - higher running costs

Energy Performance Graph



Location Map