



14 Sandilands Road, Manchester, M23 9JW

£400,000

www.jordanfishwick.co.uk





Jordan fishwick

- CHAIN FREE
- Great Family Home
- Large Rear Garden
- Freehold
- Council Tax Band D
- Three Bedroom Semi-Detached
- Fantastic Location
- Driveway Parking For Multiple Cars
- EPC - Rating Awaited

****CHAIN FREE****

A desirable semi-detached family home in one of Sale's most sought-after locations, combining character, convenience and comfort.

Upon entering, you are welcomed into a warm and inviting hallway that leads to a spacious lounge with bay windows allowing plenty of natural light. An additional reception room towards the rear with open plan dining space with patio doors leading outside. The kitchen is well-fitted with integrated appliances and great storage.

Upstairs, you'll find three comfortable bedrooms, each with plenty of natural light and fitted wardrobes and a family bathroom.

Outside, to the front of the house offers ample off-road parking and attractive garden space whilst the rear garden is generous, private, nicely enclosed with a patio area; ideal for entertaining or relaxing. This plot allows potential for future extensions (subject to planning) if so desired.

EPC - Rating Awaited
Council Tax Band - D

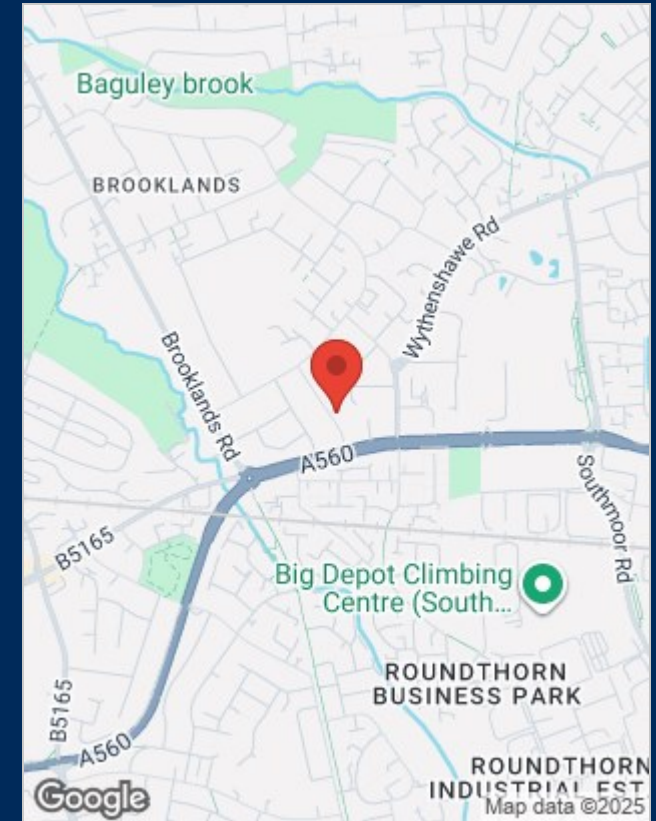




Floor Plans



Location Map



Energy Performance Graph

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

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.