

HUNTERS®

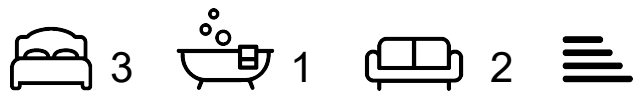
HERE TO GET *you* THERE



Sandacre Road

Manchester, M23 1AE

Asking Price £310,000



Council Tax:



3 Sandacre Road

Manchester, M23 1AE

Asking Price £310,000



Situated in the tranquil suburb of Sandacre Road, Manchester, this charming house presents an excellent opportunity for those seeking a blank canvas, in need of full modernisation and with the potential to extend and reconfigure. Boasting two spacious reception rooms, the property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide a perfect retreat for family members or guests, while the bathroom is conveniently located to serve the household.

One of the standout features of this residence is its original art deco characteristics, which add a unique charm and character to the home. These delightful details create a warm and inviting atmosphere, making it a pleasure to live in. The property is offered with vacant possession, allowing for a smooth transition for the new owners.

Situated in a sought-after location, this house benefits from the peace and quiet of a suburban setting while remaining well-connected to the vibrant city of Manchester. The surrounding area is known for its friendly community and convenient amenities, making it an ideal place for families and professionals alike.

Whether you are looking to move in immediately or wish to explore the potential for expansion, this property is a rare find in a desirable neighbourhood. Do not miss the chance to make this house your home.



GROUND FLOOR

Entrance Hallway

7'4 x 7'3 (2.24m x 2.21m)

Dining Room

12'3 x 9'8 (3.73m x 2.95m)

Living Room

18'9 x 11'9 (5.72m x 3.58m)

Kitchen

9'8 x 5'8 (2.95m x 1.73m)

FIRST FLOOR

Bedroom

12'10 x 11'9 (3.91m x 3.58m)

Bedroom

11'9 x 8'1 (3.58m x 2.46m)

Bedroom

9'8 x 6'8 (2.95m x 2.03m)

Wet Room

7'3 x 6'9 (2.21m x 2.06m)

W.C

5'1 x 2'4 (1.55m x 0.71m)

Sun Room

15'1 x 6'2 (4.60m x 1.88m)

EXTERIOR

To the front is a well cultivated and mature two tier garden with a lawn and floral borders, along the side of the property runs a driveway which comfortably houses a number of vehicles. to the rear of the property is a well maintained garden with paved pathways, a lawn, and a wide range of foral decor. To the rear of the garden are mature trees offering protection.



Redburn Rd

Sandacre Rd

Google

Map data ©2025

AGUL'EY

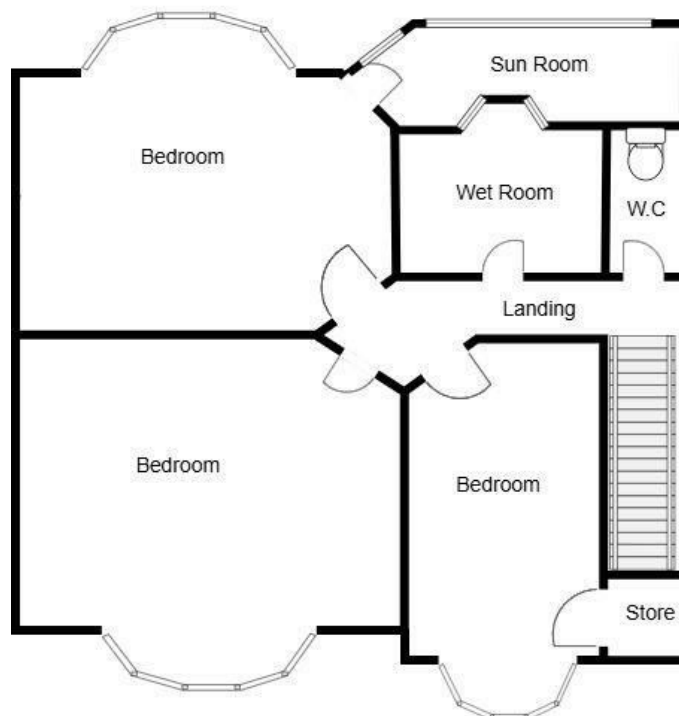
M56

A560

3A

bus, Landsat / Copernicus, Maxar Technologies

The floor plan shows a rectangular layout. On the left is a large Living Room with a fireplace on the top wall and a door leading to the Hallway. The Hallway is at the bottom, containing a staircase. To the right of the Hallway is the Dining Room, which has a door to the Kitchen and a curved bay window on the right wall. The Kitchen is at the top right, featuring a sink and a door to the Dining Room. The walls are represented by thick black lines, and doors are shown as arcs. The staircase is depicted with horizontal lines.



Please contact our Hunters South Manchester Office
on 0161 945 9000 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating

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		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.