



28 Sandycroft Avenue  
Manchester M22 9AL  
£1,050 PCM

**MAIN  
M&IN**  
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# 28 Sandycroft Avenue

## Manchester M22 9AL

PCM £1,050 PCM

NEWLY DECORATED AND CARPETED THROUGHOUT!!! Located to the second floor of a purpose-built development, this superior corner-sited apartment boasts a fantastic living/dining room with feature corner bay with three sets of french doors providing views across the local area. The property is conveniently-placed for access to transport networks being adjacent to the Crossacres Metrolink station. It is within easy reach of the rail station, M56/M60 motorways and Manchester Airport. Wythenshawe Hospital is also easily accessible and there are plentiful amenities nearby.

modern development with a secure entry system and gated allocated parking. Available NOW Unfurnished

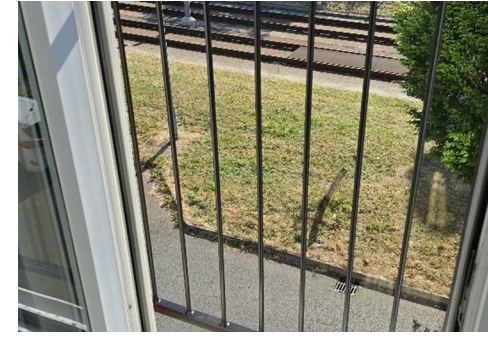
- Two bedroom
- 2nd Floor Apt
- Metro link station outside
- Close to motorway link
- Within walking distance to Civic Centre
- Available NOW
- Newly decorated and carpeted throughout



The property is approached via communal stairs which lead up to the private entrance to the apartment and the entrance hallway. The previously mentioned main reception room is particularly impressive and it also features double doors opening to a stylish modern fitted kitchen with a number of integrated appliances. The master bedroom also features french doors and the room also has fitted wardrobes. There is a second bedroom and a bathroom fitted with a white suite.

The apartment forms part of an attractive

Tenure:  
Council Tax: Manchester B



To view this property call Main & Main on 0161 491 6666



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Call Monitoring System: Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser.

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	G (1-20)
	F (21-30)
	E (30-40)
	D (40-50)
	C (50-60)
	B (60-80)
	A (81-91)
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	G (1-20)
	F (21-30)
	E (30-40)
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