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# 8 Sandacre Road
## Baguley M23 1AF
## Asking Price £380,000

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# 8 Sandacre Road

## Baguley M23 1AF

## Asking Price £380,000

Situated on a very desirable road, this extended detached property has been beautifully maintained and improved over the years. The property has been re-roofed since built and to the left hand side of the property extending to the rear, a kitchen/diner extension has been built, complete with storage room.

An entrance vestibule leads to a spacious living room, with bay window to the front and inglenook feature with fireplace to the side. An inner hall leads to the two well-proportioned bedrooms and a modern fitted bathroom.

There is a family room with patio doors to the rear garden. This room leads on to an impressive extended dining kitchen which is fitted with contemporary units, also with large double-glazed doors opening to the garden. A useful storage room completes the accommodation.

The property stands behind a gated block-paved driveway which provides off road parking space. Well-kept gardens front the property, whilst to the rear is an enclosed, private garden with seating area and lawn. Gated side access.

The property lies close to local facilities with the Metro close by and the access point onto Princess Parkway and the M56/M60 motorway networks.

- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Two Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen/Dining Area
- Modern Bathroom
- Re-Roofed
- Private Rear Garden
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester C

Entrance Porch
6'1" x 6'1"
PVCU Double Glazed front door and windows.
Cloaks Cupboard

Living Room
18'6" into bay x 15'2"
Inglenook with Feature Fireplace

Inner Hall
8'5" x 3'8"
Loft access: Pull down ladder.
Loft fully insulated and partially boarded.

Hall Leading to:

Family Room
10'2" x 9'11"
PVCU Double Glazed French Doors to the Rear Garden

Refitted Kitchen/Dining Room
29' x 8'8"
Fitted Units, work surfaces, breakfast bar, integrated dishwasher, integrated fridge
Plumbing for washing machine, space for a gas/electric range cooker, extractor hood, two double glazed skylights

Dining Room - Tiled Floors, PVCU Double Glazed French Doors to rear garden.

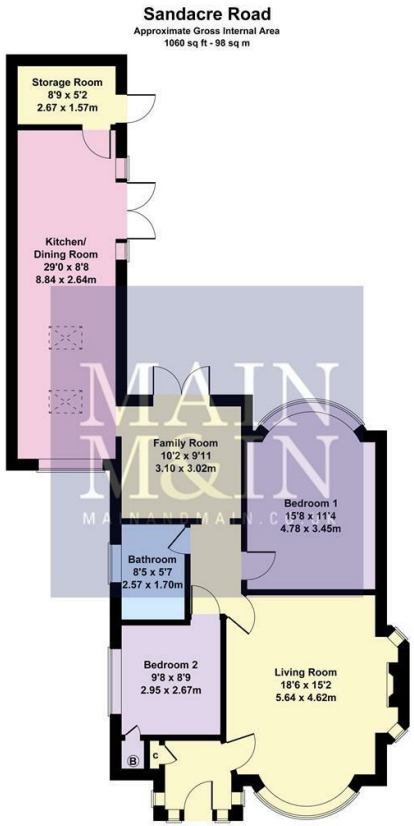
Storage Room
8'9" x 5'2"
Space for fridge/freezer and tumble dryer.
PVCU Double Glazed doors to rear garden.

Bedroom One
15'8" into bay x 11'4"
Floor to Ceiling, Fitted, Sliding Wardrobes

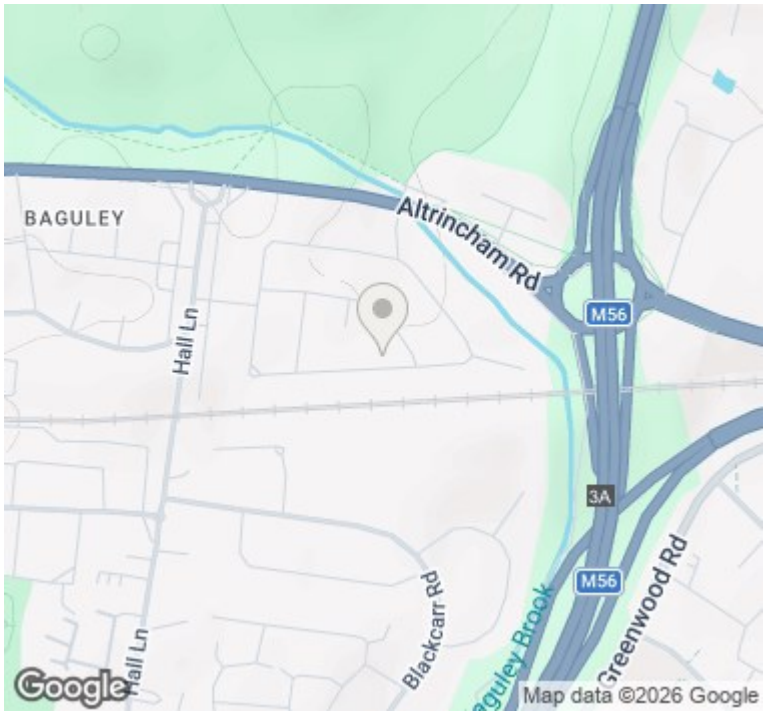
Bedroom Two
9'8" x 8'9"
Airing Cupboard with Worcester Boiler.
Currently used as an office however can accommodate a double bed.

Bathroom
8'5" x 5'7"
Tiled Floor and walls, P Shaped Panelled Bath with shower over,
Low Level WC, Wash Basin

Outside
Paved Driveway to the front to provide off road parking, lawn, shrubs, bushes.
Access to rear garden through a wrought iron gate - lawn, paved patio area# fencing, bushes, shrubs



To view this property call Main & Main on 0161 437 1338

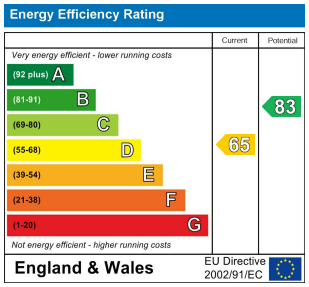


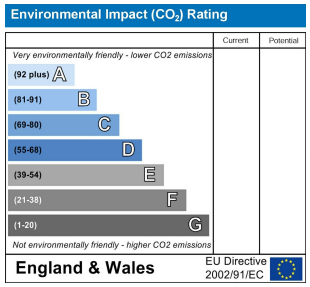

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

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. All measurements are approximate.

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

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

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