



Sandwich Road, Ellesmere Park

Manchester



Offers in Region of **£650,000**

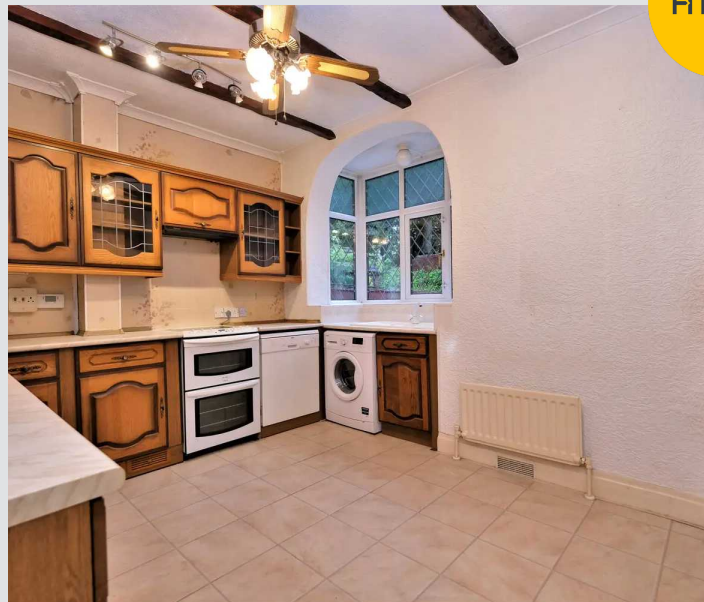
23 Sandwich Road

Ellesmere Park, Manchester

Just wow... This stunning period semi detached set back behind picturesque gardens, offers the potential to add ones stamp and create the perfect family home. Boasting from two bay fronted family lounges, a fitted kitchen & dining room to the ground floor whilst the spacious first floor offers three generous bedrooms with the potential to create a fourth. There is ample off road parking with the drive and double garage, and gardens to the front, side & rear.

Council Tax band: F

- Offered with no vendor chain
- Situated within the tree lined streets of Ellesmere Park
- Substantial three bedroom family residence
- Stunning property full of character and original features
- Occupying a generous corner plot with enviable gardens to the front, side & rear
- Two bay fronted reception rooms and fitted kitchen & dining area
- Three generous bedrooms with the potential to create a fourth with en-suite/ dressing room
- Extensive driveway alongside the double integral garage
- Viewing is Essential to Appreciate the Size, Condition and Potential of the Property



HILLS

Hall

Ceiling light point, two single glazed windows, hardwood door, power point and under stairs storage.

Lounge

14' 2" x 13' 5" (4.32m x 4.09m)

Ceiling light point, three wall light points, electric fire, double glazed bay window and power points.

Reception Two

13' 8" x 12' 0" (4.17m x 3.66m)

Ceiling light point, two wall light points, double glazed bay window, power point and single glazed window.

Kitchen

16' 1" x 11' 4" (4.90m x 3.45m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for a cooker, washer and fridge freezer. Three ceiling light points, double glazed window, wall mounted radiator and power points.

Landing

Ceiling light point, single glazed window, power point, stained glass window and loft access.



Bedroom One

13' 6" x 11' 6" (4.11m x 3.51m)

Ceiling light point, double glazed bay window, wall mounted radiator and power point.

Bedroom Two

14' 2" x 12' 0" (4.32m x 3.66m)

Ceiling light point, double glazed bay window, wall mounted radiator and power point.

Bedroom Three

8' 8" x 7' 0" (2.64m x 2.13m)

Ceiling light point, double glazed window, wall mounted radiator, storage cupboard and power point.

Dressing Room

15' 6" x 7' 0" (4.72m x 2.13m)

Ceiling light point, two double glazed windows, wall mounted radiator, access to the fully boarded loft and power point.

Office Space

15' 6" x 6' 6" (4.72m x 1.98m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

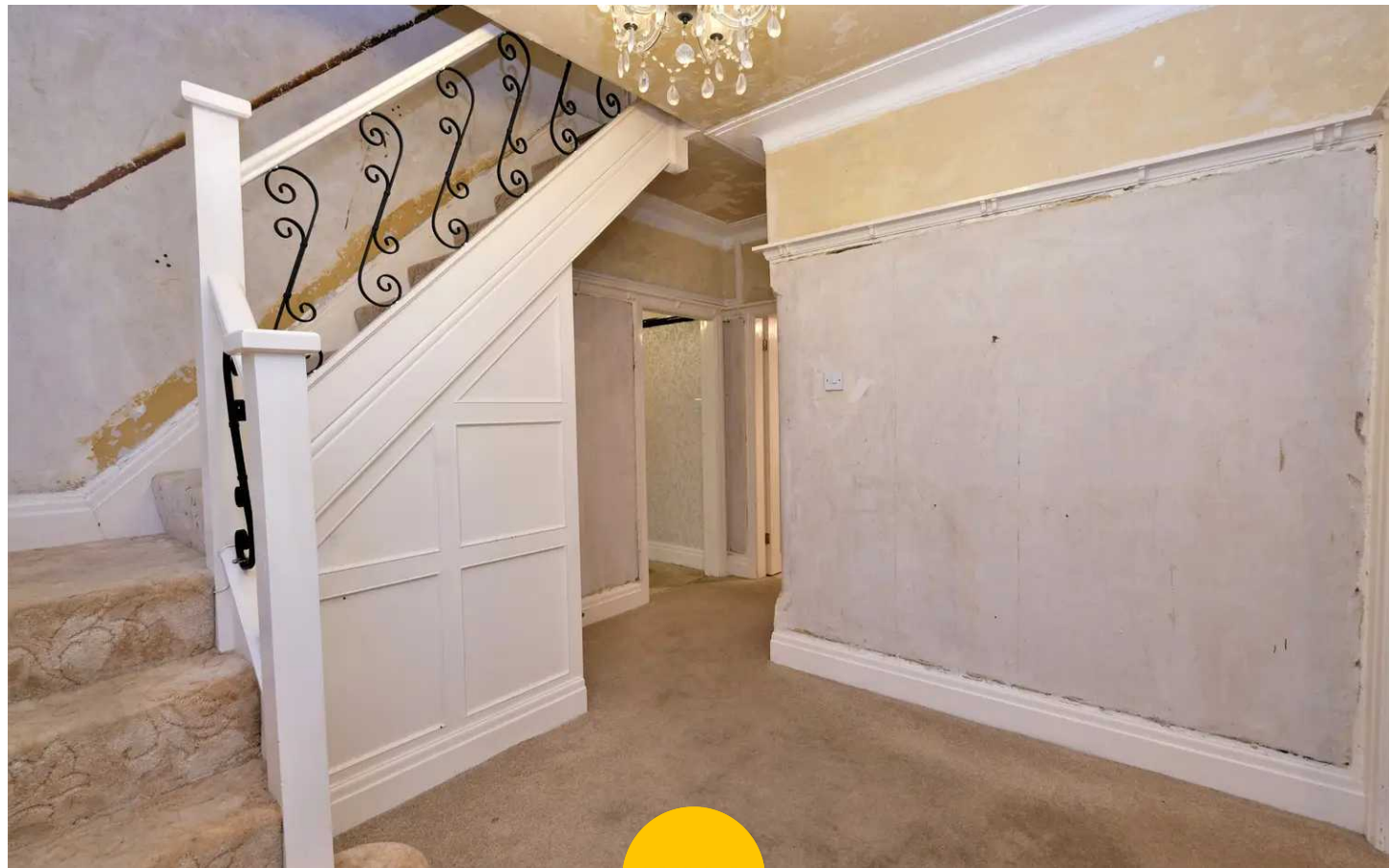
Bathroom

9' 5" x 7' 5" (2.87m x 2.26m)

Fitted with a three piece suite including a hand wash basin, WC and shower. Ceiling light point, double glazed window, airing cupboard and power point.

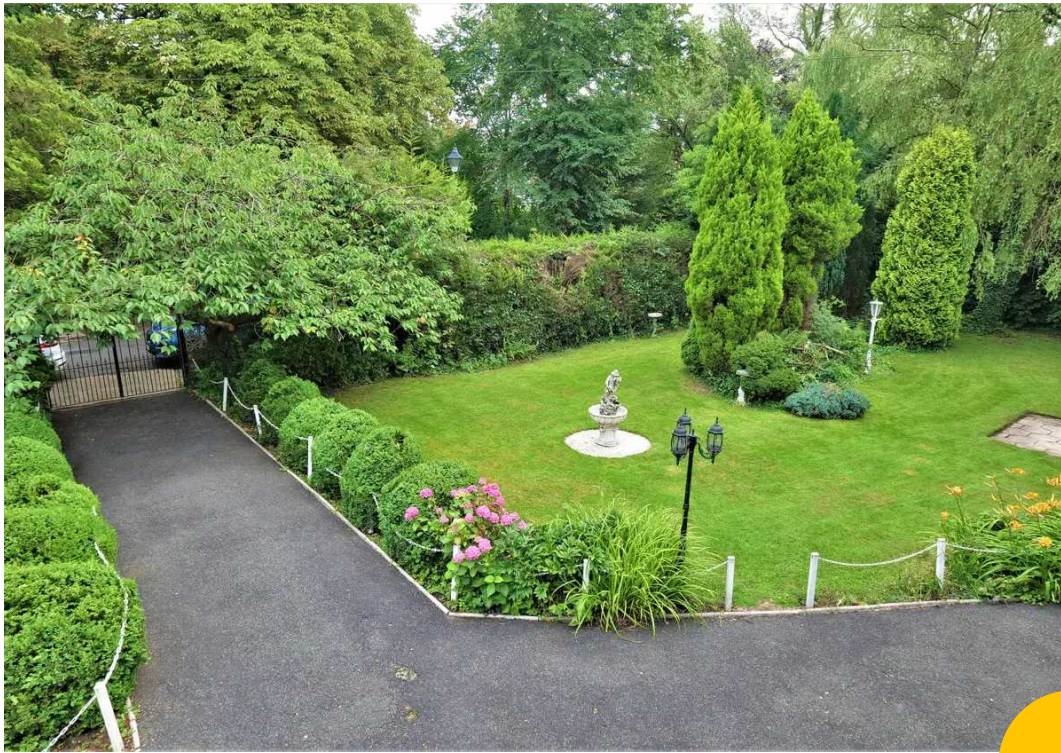
Externally

Beautifully presented and well kept gardens to the front as well as a tarmac driveway. Three ponds to the right of the front garden and a lawn to the left with shrubs.



HILLS





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