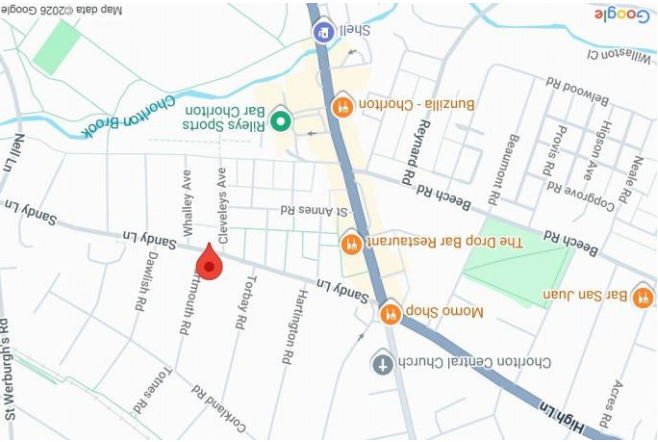


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		44 E	
			74 C



PHILIP JAMES
KENNEDY

58 SANDY LANE
CHORLTON, MANCHESTER, M21 8TT



ASKING PRICE £395,000

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

A WELL-PROPORTIONED period terrace arranged over FOUR FLOORS, IN NEED OF FULL RENOVATION AND MODERNISATION, with FANTASTIC POTENTIAL to create a wonderful home or self contained apartments – subject to planning permission. Located in a highly sought-after part of Chorlton, this property presents an excellent opportunity to enjoy one of South Manchester's most desirable neighbourhoods, with an array of independent amenities and Metrolink services just a short distance away. Approx. 1,685 Sq. Ft

The accommodation consists of a welcoming entrance hallway, providing access to a spacious front living room featuring high ceilings and ample space for a range of furniture.

To the rear of the property is a generous open-plan kitchen and dining room with views overlooking the rear garden. The kitchen is fitted with a range of wall and base units, complemented by integrated appliances and a breakfast bar, creating an ideal space for both everyday living and entertaining. A door from the kitchen provides direct access to the rear garden, while stairs descend to the unconverted cellar, offering excellent storage or further potential - subject to required planning permission.

The first floor offers two well-proportioned double bedrooms, each retaining attractive period fireplaces and offering an abundance of space for fitted or freestanding furniture. The property is served by a family bathroom together with a separate three-piece shower room.

Stairs rise from the landing to the second floor, where two further double bedrooms benefit from skylights that flood the rooms with natural light.

The property is approached via an area of walled garden frontage. To the rear, is an enclosed and generously sized village garden, which is mainly paved and enhanced by attractive flowerbeds and space for patio furniture - perfect for outdoor entertaining.

Rich in character and offering exceptional scope for renovation and enhancement, this is a rare opportunity to create a truly remarkable family home. The property also previously benefited from planning permission for conversion into two self-contained two-bedroom, two-bathroom apartments.

Freehold
Council Tax Band: C
Approx. 1,685 Sq Ft

*"A Well-Proportioned
Period Terrace Offering
Fantastic Potential For
Renovation"*

