



165 Wendover Road, Manchester, M23 9JS

Three double bedroom semi-detached property benefitting from an extended, modern kitchen, new roof and large south facing rear garden! The property briefly comprises: porch with composite door, hallway, bay fronted lounge, dining room opening to a modern open plan kitchen, downstairs WC, three double bedrooms and family bathroom. Steps to access the loft space which is carpeted and used for storage. Externally there is driveway parking and detached garage.

EPC Rating D. Council Tax Band D. Leasehold.

£390,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Tenure

Leasehold
999 Years from 1934
Ground Rent £5.50 PA

Porch

6'10" x 2'7"
Accessed via modern composite door.

Hallway

6'10" x 15'1"
Spacious hallway with spindled balustrade to the first floor, laminate flooring, radiator, dado rail, ceiling light point.

Lounge

11'5" x 11'9" (excl. bay)
Bay fronted reception room with UPVC window to the front aspect, fireplace, laminate floor, radiator and ceiling light point.

Dining Room

11'9" x 11'5"
Opening from the kitchen, this room is ideal as a dining room or additional sitting room. With laminate flooring, ceiling spotlighting, radiator.

Kitchen/Breakfast Room

17'8" x 18'8" (widest points)
Open plan kitchen situated in the single storey extension with skylight window, double doors and further windows allowing ample natural light through. Fitted with modern white gloss units incorporating breakfast bar and integrated oven/gas hob/extractor hood. Space for white goods, laminate flooring, ceiling spotlighting and radiator.

Master Bedroom

11'9" x 11'9"
Double bedroom with fitted wardrobes, carpeted flooring, UPVC window to the rear aspect, radiator and ceiling light point.

Bedroom Two

11'9" x 11'1" (widest points)

Bay fronted double bedroom with UPVC windows, carpeted flooring, radiator and ceiling light point.

Bedroom Three

6'10" x 8'10"

Third double bedroom with UPVC window to the front aspect, carpeted flooring, ceiling light point and radiator.

Bathroom

8'2" x 6'10"

Fitted with three piece suite comprising: corner bath with thermostatic mains shower above, low level WC and wash hand basin. Laminate flooring, chrome towel radiator, ceiling light point, two obscured UPVC windows to the side aspect.

Externally

There is driveway parking to the front of the property which leads down to the detached garage at the rear. Large south facing rear garden which is mainly laid to lawn and enclosed with timber fencing.

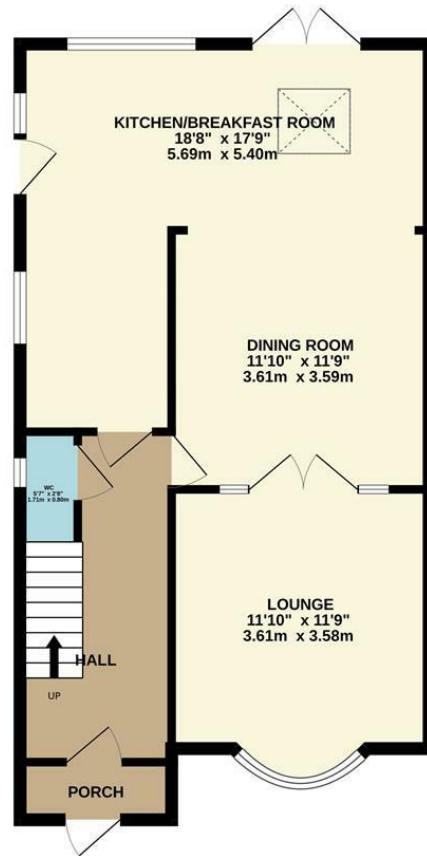


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 65	Potential: 78
England & Wales	EU Directive 2002/91/EC

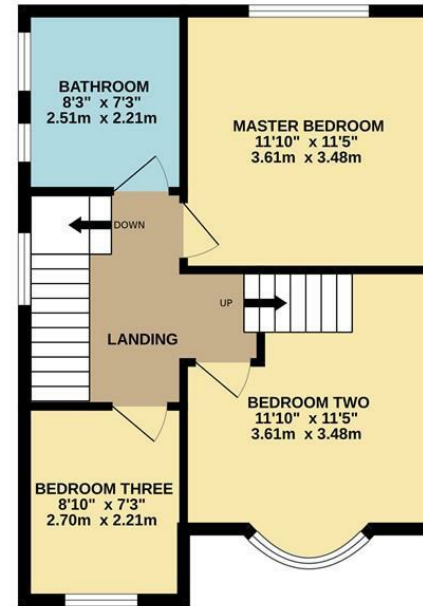
Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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