



142 WENDOVER ROAD | MANCHESTER

£375,000

NO ONWARD CHAIN

A superbly proportioned modern detached family house positioned within a popular residential location. The well presented accommodation briefly comprises enclosed porch, entrance hall, dining room with double opening doors to the spacious sitting room, fitted kitchen, three excellent bedrooms, modern shower room and WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Paved rear terrace accessed from the sitting room and gardens laid to mainly to lawn. An ideal opportunity to remodel to individual taste and with much further potential, subject to approval.

POSTCODE: M23 9JX

DESCRIPTION

Set well back from the grass verge and tree lined carriageway this modern family house stands within mature surroundings and forms part of an ever popular residential location. The position is ideal lying within walking distance of the highly regarded Sandilands primary school and easy reach of the Metrolink station on Southmoor Road. Timperley village is approximately half a mile to the east and supermarkets are available on Altrincham Road.

The accommodation is superbly proportioned throughout and, although obviously well cared for, has reached the stage where a degree of modernisation is required, creating an ideal opportunity to remodel to individual taste and there is much further potential, subject to obtaining the appropriate approval.

This attractive gable fronted detached property provides balanced living space over two floors with superbly proportioned and tastefully presented accommodation. An enclosed porch leads onto a wide entrance hall with individual access to each of the reception rooms and kitchen. Positioned toward the front there is a naturally light dining room with glazed doors opening onto a spacious sitting room with the focal point of a stone effect fireplace surround. In addition, the paved rear terrace is approached via sliding windows from the sitting room and is ideal for entertaining during the summer months. Completing the ground floor is an adjacent fitted kitchen with an outlook across the rear gardens.

At first floor level there are three excellent bedrooms of which the primary bedroom enjoys commanding tree lined views. The shower room features a modern white suite with chrome fittings alongside a separate WC.

Gas fired central heating has been installed together with PVCu double glazing.

Externally, off road parking is available on the paved driveway and there is gated access to the side. To the rear a detached garage benefits from light and power supplies and there is an adjoining garden store. The gardens are laid mainly to lawn with mature well stocked borders and importantly the added advantage of a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed/panelled front door set within matching side-screens. Tiled floor. Opaque glazed/panelled timber door to:

ENTRANCE HALL

Wrought iron balustrade staircase to the first floor. Substantial storage cupboard with shelving and space for hanging coats and jackets. Opaque PVCu double glazed window to the side. Radiator.

DINING ROOM

11'5" x 10'7" (3.48m x 3.23m)

PVCu double glazed window to the front. Coved cornice. Radiator. Double opening opaque glazed doors to:

SITTING ROOM

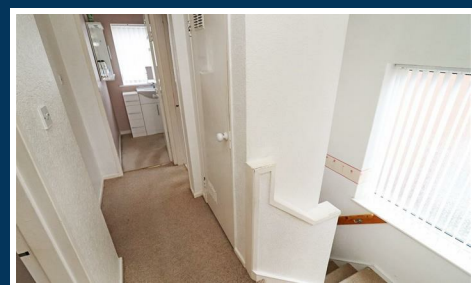
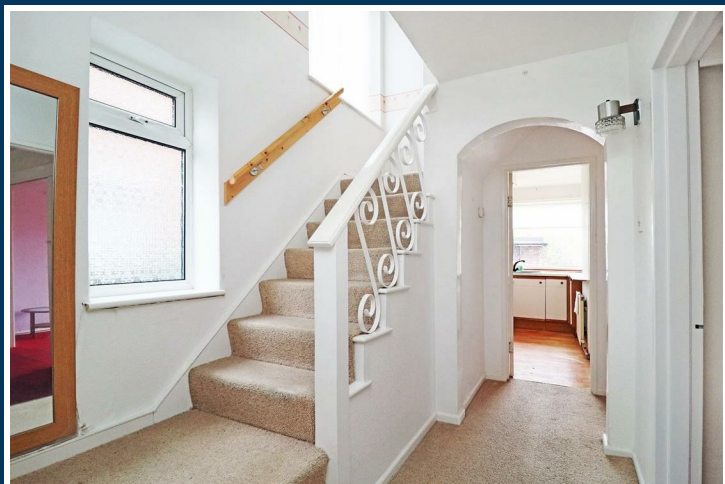
15'2" x 10'2" (4.62m x 3.10m)

Stone effect fireplace surround and marble hearth with coal effect living flame gas fire. PVCu double glazed sliding windows to the rear. Opaque PVCu double glazed window to the side. Two wall light points. Coved cornice. Radiator.

KITCHEN

11'1" x 8' (3.38m x 2.44m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Space for a cooker. Recess for an automatic washing machine. Under-stair storage cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed door to the side. PVCu double glazed window to the rear. Wood effect flooring. Radiator.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Airing cupboard with shelving and housing the hot water cylinder. Access to the partially boarded loft space via a folding ladder.

BEDROOM ONE

15'1" x 10'3" (4.60m x 3.12m)

PVCu double glazed window to the rear. Radiator.

BEDROOM TWO

10'8" x 10'4" (3.25m x 3.15m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

10'4" x 8' (3.15m x 2.44m)

Built-in cupboards with shelving. PVCu double glazed window to the rear. Radiator.

SHOWER ROOM

7'11" x 5'4" (2.41m x 1.63m)

White/chrome semi recessed vanity wash basin and matching wall mounted cabinet with mirror and recessed low-voltage lighting. Wide enclosure with panelled walls and thermostatic shower. Opaque PVCu double glazed window to the front. Recessed LED lighting. Heated towel rail.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the side.

OUTSIDE

DETACHED GARAGE

Double opening opaque glazed/panelled timber doors. Opaque glazed/panelled timber door to the side. PVCu double glazed window to the rear. Light and power supplies.

GARDEN STORE

Power supply.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

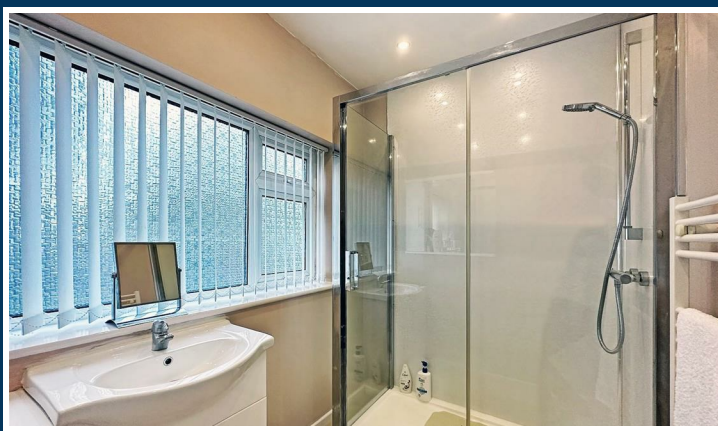
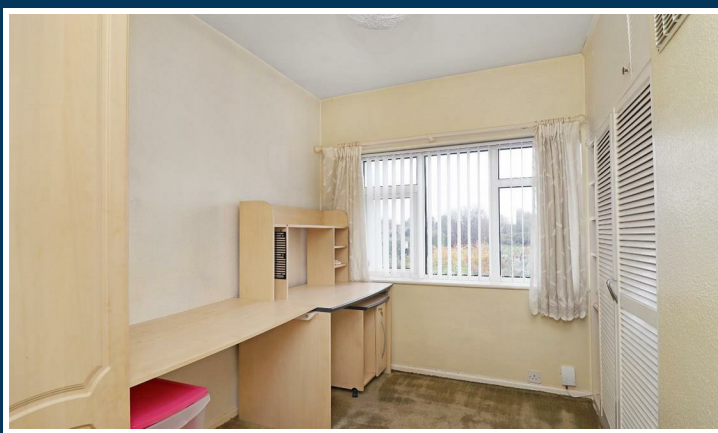
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Manchester Band D

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 45.3 SQ. METRES (487.2 SQ. FEET)



FIRST FLOOR

APPROX. 45.3 SQ. METRES (487.2 SQ. FEET)



TOTAL AREA: APPROX. 90.5 SQ. METRES (974.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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