



## 101 WENDOVER ROAD | BROOKLANDS

OFFERS OVER £250,000

\*\*\*NO ONWARD CHAIN\*\*\* A deceptively spacious family home in an ideal location within walking distance of local shops and with Sandilands School on the doorstep. The accommodation briefly comprises large welcoming entrance hall, sitting room opening onto a separate dining room which overlooks the rear gardens and provides access to the fitted kitchen which in turn leads onto a rear hallway with storage and access to the gardens and external store. To the first floor there are three well proportioned bedrooms serviced by the bathroom fitted with a white suite and the accommodation is completed by the separate WC. Externally there is off road parking within the driveway whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond all benefitting from a south easterly aspect to enjoy the sun for the majority of the day.



**POSTCODE: M23 9ER**

## DESCRIPTION

Built to a traditional design this attractive mid terraced home forms part of a popular location containing houses mainly of a similar design and age.

The property is well proportioned throughout and a welcoming entrance hall leads onto the superb front sitting room which in turn opens onto the separate dining room at the rear. The dining room overlooks the attractive rear gardens and provides access onto the kitchen fitted with a range of wall and base units and with door leading onto the rear hallway which has a fitted storage cupboard and also door to the rear garden. To the first floor there are three excellent bedrooms serviced by the bathroom fitted with a white suite with chrome fittings and the accommodation is completed by the separate WC.

Externally to the front of the property double gates lead onto the flagged driveway providing off road parking and there is also gated pedestrian access. To the rear and accessed via the rear hallway there is a patio seating area with delightful lawns beyond all benefitting from a south easterly aspect to enjoy the sun for the majority of the day. Within the rear gardens is an external water feed and access to a brick built store.

The location is ideal being within easy reach of local shops on Wendover Road and with Sandilands Primary School on the doorstep. Timperley village centre is close by as are larger supermarkets.

An appointment to view is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Laminate flooring. Telephone point. Under stairs storage area and storage cupboard.

#### SITTING ROOM

**13'11" x 11'0" (4.24m x 3.35m)**

With PVCu double glazed window to the front. Television aerial point. Radiator. Opening to:

#### DINING ROOM

**8'9" x 8'0" (2.67m x 2.44m)**

With PVCu double glazed window overlooking the rear garden. Radiator.

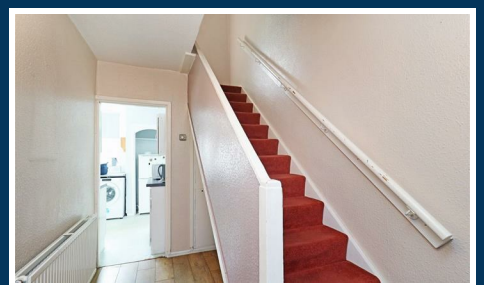
#### KITCHEN

**8'11" x 8'8" (2.44m x 2.64m)**

Fitted with a range of light wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for cooker, fridge freezer and plumbing for washing machine. Tiled splashback. Ceiling cornice. PVCu double glazed window to the rear.

#### REAR HALL

With glass panelled door to the garden and access to a store room.



## FIRST FLOOR

### LANDING

Loft access hatch. Radiator.

### BEDROOM 1

15'3" x 10'2" (4.65m x 3.10m)

With PVCu double glazed window to the front. Television aerial point. Radiator.

### BEDROOM 2

14'1" x 9'5" (4.29m x 2.87m)

With PVCu double glazed window overlooking the rear garden. Fitted wardrobes. Television aerial point. Radiator.

### BEDROOM 3

10'2" x 9'2" (3.10m x 2.79m)

A superb third bedroom with PVCu double glazed window to the front. Radiator. Television aerial point.

### BATHROOM

5'6" x 5'6" (1.68m x 1.68m)

Fitted with a white suite with chrome fittings comprising tiled shower cubicle and wash hand basin. Opaque PVCu double glazed window to the rear. Airing cupboard housing combination gas central heating boiler.

### SEPARATE WC

With WC and opaque PVCu double glazed window to the rear.

### OUTSIDE

To the front of the property double gates lead onto the flagged driveway providing off road parking and there is also separate pedestrian gated access.

To the rear the gardens incorporate a patio seating area with delightful lawned gardens beyond all benefitting from a south easterly aspect to enjoy the sun for the majority of the day. Within the rear gardens there is access to a separate brick built store and a water feed.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

Manchester Band "A"

### TENURE

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

### NOTE

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



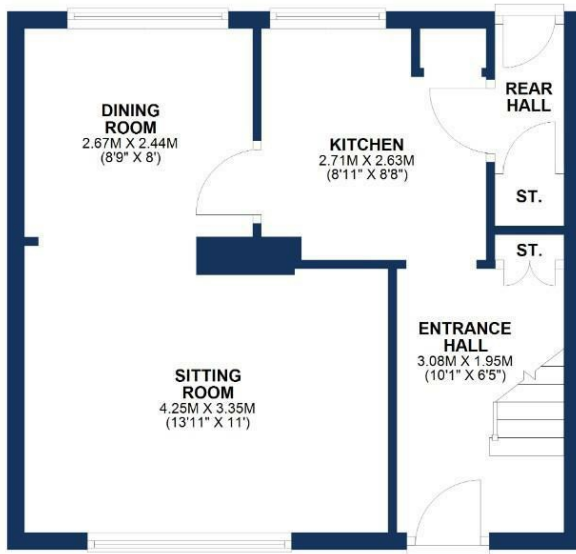
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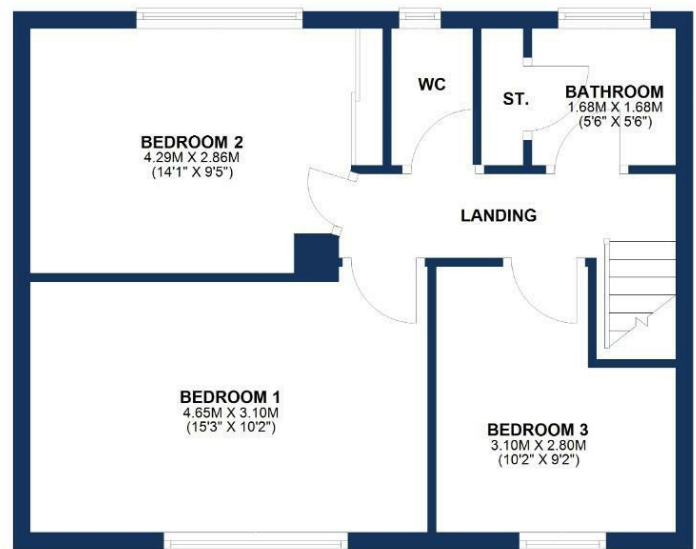
## GROUND FLOOR

APPROX. 40.0 SQ. METRES (430.2 SQ. FEET)



## FIRST FLOOR

APPROX. 44.4 SQ. METRES (478.2 SQ. FEET)



TOTAL AREA: APPROX. 84.4 SQ. METRES (908.4 SQ. FEET)

Floorplan for illustrative purposes only



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