



**150 Wendover Road, Manchester, M23 9JX**

Offers Over £400,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



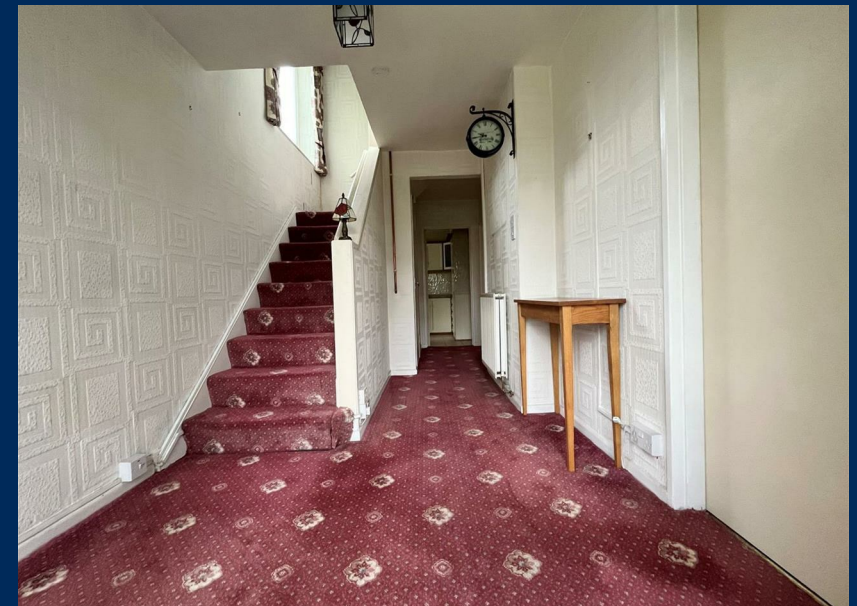


# Jordan fishwick

- Three Bedroom Detached
- Quiet Location
- NO CHAIN
- Current owner buying FREEHOLD
- EPC Rating D
- Fantastic Size Corner Plot
- Potential for Further Development (STPP)
- Modernisation Required
- Council Tax Band D

A fantastic opportunity to acquire a well-loved three bedroom detached family home offering spacious accommodation with ample potential for further development/extension (STPP) if required. Within catchment area for good schools, close to transport links and situated on a desirable corner plot with substantial gardens this property is bound to appeal to a range of buyers. The property briefly comprises: porch, entrance hall, lounge opening to dining room, extended kitchen, three well proportioned bedrooms, bathroom and separate WC. Complete with an attached garage and paved driveway. EPC Rating D. Council Tax Band D. Current owner buying FREEHOLD.

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Porch	
Hallway	
Lounge	10'9" x 16'0" (3.3 x 4.9)
Dining Room	10'9" x 10'9" (3.3 x 3.3)
Kitchen	13'5" x 10'5" (widest points) (4.1 x 3.2 (widest points))
Master Bedroom	10'9" x 14'1" (3.3 x 4.3)
Bedroom Two	10'9" x 11'1" (3.3 x 3.4)
Bedroom Three	7'6" x 10'5" (2.3 x 3.2)
Bathroom	7'8" x 4'7" (2.35 x 1.4)
WC	4'11" x 2'9" (1.5 x 0.85)
Externally	





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*Jordan fishwick*

Why take a risk?  
Sell Smarter





## Floor Plans



## Viewing

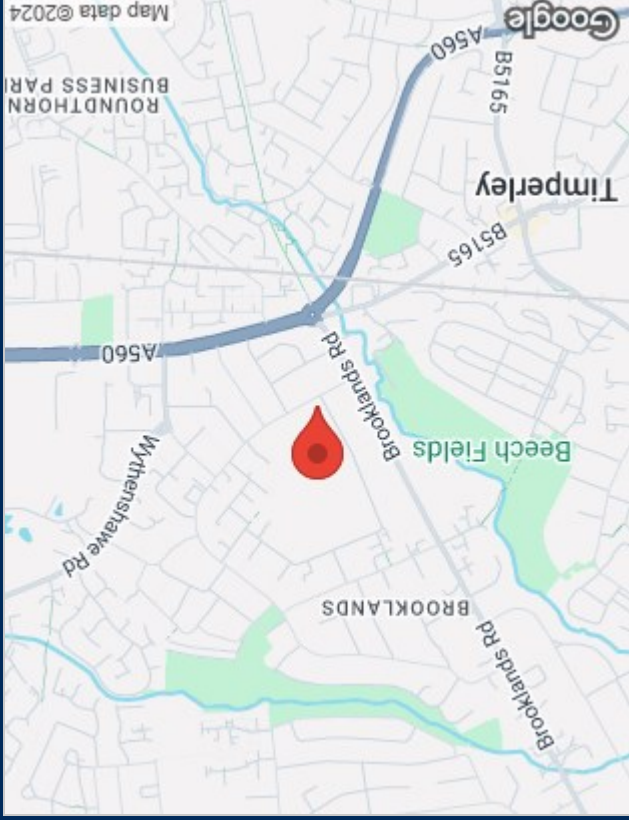
Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	78
Possible	56

Very energy efficient - lower running costs (92-100)  
 A (81-91)  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (11-20)  
 G (1-10)  
 Not energy efficient - higher running costs

EU Directive 2002/91/EC  
 England & Wales

## Energy Performance Graph



## Location Map

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves or otherwise prior to purchasing. The structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good