



# ASHWORTH HOLME

Sales · Lettings · Property Management



**4A WENDOVER ROAD, M23 9FH**

**£450,000**



**4**



**2**



**2**



## DESCRIPTION

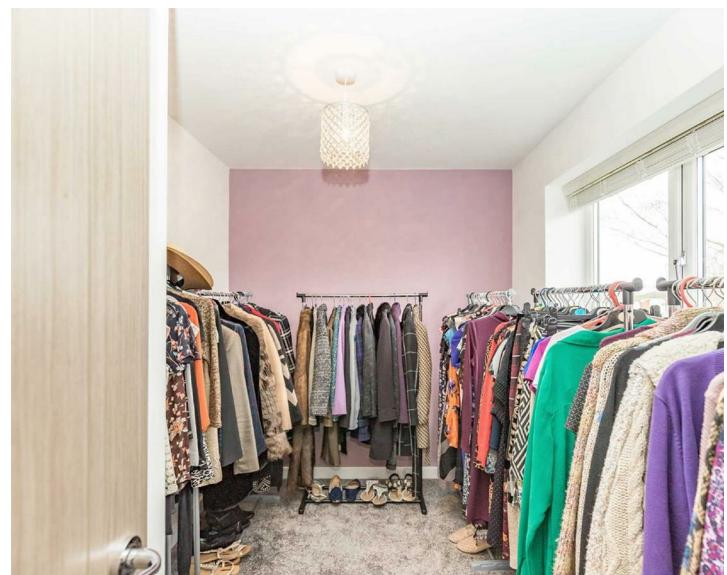
**\*\*VIDEO TOUR AVAILABLE\*\*** AN EXCELLENT OPPORTUNITY TO PURCHASE A RECENTLY BUILT FOUR DOUBLE BEDROOM DETACHED PROPERTY. Completed in the summer of 2019 to a high standard throughout everything within the property is pristine and in brand new condition. There is a useful downstairs WC, a fully integrated kitchen with patio doors leading to the attractive garden at the side. All four bedrooms are genuine doubles, split over two floors with a modern tiled bathroom. Further benefits include a paved driveway with space for multiple vehicles, gas central heating and double glazing throughout. The property is situated within a short walk to local amenities and the Metrolink Station servicing Manchester Airport, Wythenshawe Hospital and Manchester City Centre. A short drive will also take you to either Sale or Altrincham Town Centres and the M56/M60 Motorway network. Briefly comprising: Entrance hallway, Lounge, Kitchen/Diner and downstairs WC. To the first floor there are three double bedrooms and the bathroom. The fourth double bedroom is located on the second floor. Externally to the side the garden is mainly laid to lawn with an initial patio area. To the front there is a driveway suitable for multiple vehicles with an electric gate added an extra level of security.

CALL NOW TO ARRANGE YOUR VIEWING!

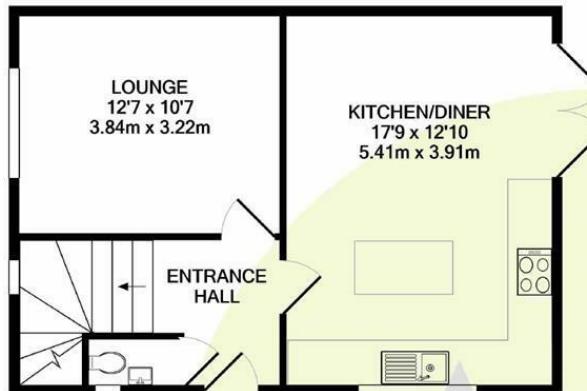
## KEY FEATURES

- Constructed in 2019
- Immaculately presented throughout
- Useful downstairs WC
- Landscaped gardens
- Four double bedroom detached property
- Off road parking for multiple vehicles
- Secure electric gates
- Freehold



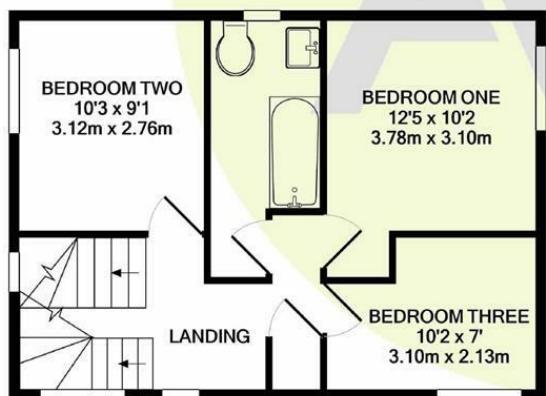


# FLOOR PLANS

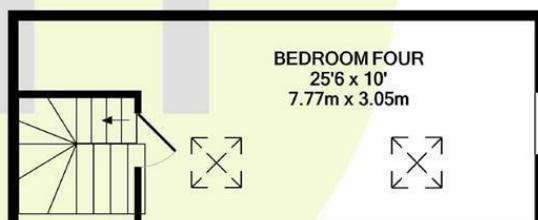


TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 246 SQ.FT.  
(22.9 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.