



****Extended three-bedroom semi-detached family home, offered with no onward chain! **** This generously sized property features an impressive open-plan ground floor, ideal for modern family living, with a fitted kitchen flowing seamlessly into the lounge and dining area. Upstairs, there are three well-proportioned double bedrooms, including a loft-converted master suite with plumbing in place for an en-suite. The home is completed by a spacious four-piece family bathroom, spacious sunny rear garden and patio, detached brick built garage and large driveway to the front. The property is gas central heated and double glazed throughout. Ideally located and within walking distance to local shops, Sandilands Primary School, Wythenshawe Park Metrolink Station and Timperley Village. An IDEAL family home and also perfect for first time buyers. Viewings are by appointment and can be arranged by contacting the office.





Entrance Porch

Composite door to the front with opaque side panels, double glazed window to the side, carpeted flooring, plug points and internal door into the hallway.

Hallway

Wooden effect flooring, ceiling spot lights, double glazed window to the side, wall mounted radiator, understairs storage, carpeted stairs to the first floor and access into the kitchen and lounge.

Kitchen

Fitted with a range of wall and base unit cupboards with a roll top work surface and tiled splashbacks. Integrated gas hob with over head extractor, eye level electric oven and grill, sink with mixer tap and space for a washing machine and fridge freezer. Wood effect flooring, double glazed window to the front and ceiling light point.

Lounge/Diner

Wood effect flooring, double glazed window to the rear, double glazed patio doors to the rear, two ceiling light points, wall mounted radiator and television point.

First Floor Landing

Carpeted stairs and landing, ceiling light point, double glazed window to the side and access to all first floor rooms.

Bedroom 2

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Bedroom 3

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Family Bathroom

Four piece bathroom with a walk in shower, bath, wall hung handwash basin and pedestal W.C. Tiled walls and flooring, two double glazed windows, ceiling spot lights and a wall mounted towel radiator.

Master bedroom

Ceiling spot lights, Velux window to the front, wall mounted radiator, plug points and combi boiler.

En-suite

Velux window, ceiling light point and plumbed for an en-suite.

Landing to master bedroom

Carpeted flooring and stairs to the first floor and double glazed window to the front.

Outside

To the front there is a large block paved driveway that continues down the side of the property to the detached garage. To the rear there is a spacious sunny rear garden with a large lawned area and paved patio.



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Estate Agents

Wendover Road
Manchester M23 9FN

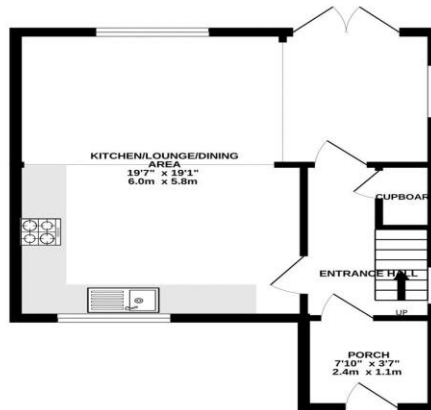




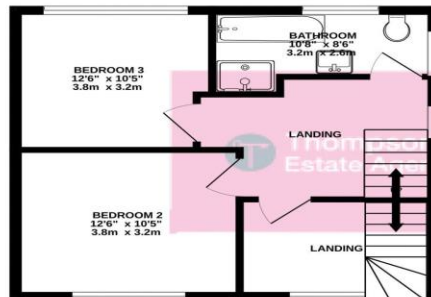
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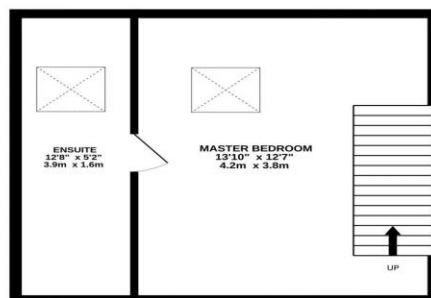
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Thompson's Estate Agents, 1-2 Atlantic Street, Altrincham, WA14 5FA
Phone: 01615324455, Fax: , Email: hello@thompsonsestateagents.com
www.thompsonsestateagents.com

Energy performance certificate (EPC)

56 Wendover Road MANCHESTER M23 9FN	Energy rating	Valid until: 26 June 2033
	D	Certificate number: 2348-3018-1206-8897-5200

Property type	Semi-detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		