



Wendover Road, Brooklands, Manchester, M23

Asking Price: £425,000

Freehold

This beautifully presented four double-bedroom detached home is ideally positioned on Wendover Road in the popular Brooklands area. Built in 2019 the property offers modern, spacious accommodation arranged over three floors, making it an excellent choice for growing families and those looking for a contemporary home in a highly convenient location.

The property is approached through a gated entrance, opening onto off-road parking alongside a well-maintained front garden. Stepping inside, you are welcomed into a bright entrance hallway which provides access to the principal ground-floor rooms. Conveniently positioned to the left is a modern downstairs WC.

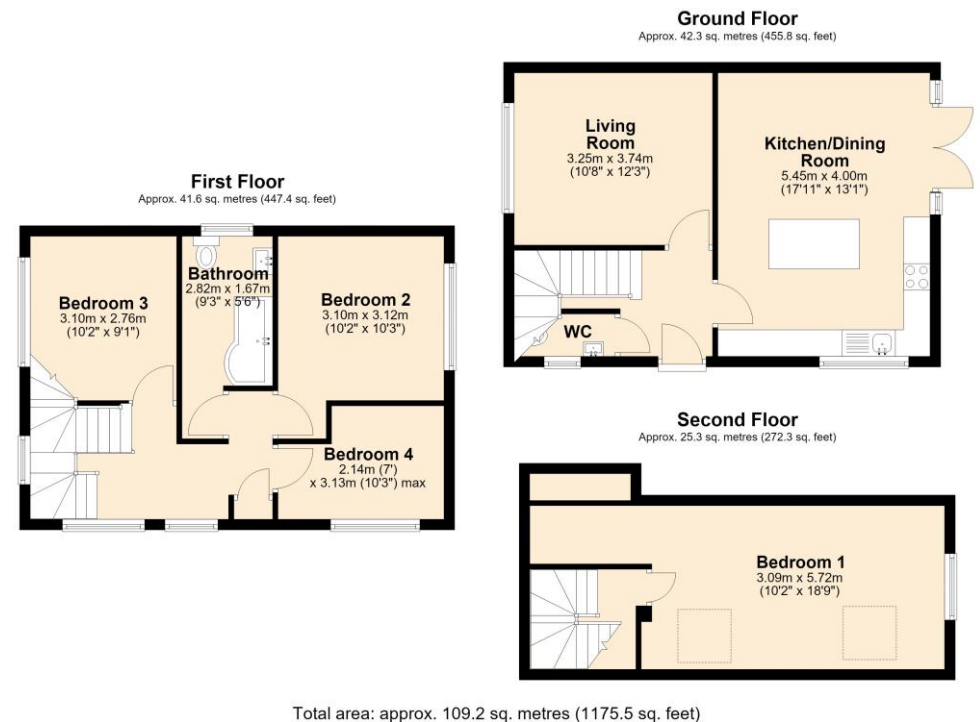
The generous living room provides a comfortable and inviting space for relaxing, with plenty of room for a range of lounge furniture. To the opposite side of the property is the impressive open-plan kitchen and dining room, creating a fantastic social space for everyday family life and entertaining. The kitchen is fitted with a stylish range of modern base and eye-level units complemented by generous worktop space and a central island, providing additional preparation space and storage. There is ample room for a dining table and chairs, while patio doors open directly onto the rear garden and allow plenty of natural light to flow into the room.

To the first floor, the spacious landing provides access to three well-proportioned double bedrooms, offering excellent flexibility for family living, guests or those requiring a home office. Completing this floor is a modern family bathroom suite, finished in a contemporary style.

The second floor is home to a further generous double bedroom, creating a fantastic private space away from the main living accommodation. This versatile room could make an ideal principal bedroom, guest suite, teenager's bedroom or additional home-working space.

Externally, the rear garden has been designed with ease of maintenance in mind and is predominantly paved, providing an excellent space for outdoor seating, entertaining and dining during the warmer months. The garden is enclosed by fencing and benefits from gated access, creating a practical and private outdoor area.

Wendover Road enjoys a highly convenient position within the popular Sale Moor and Bucklands area, with a wide range of everyday amenities, shops and well-regarded schools within easy reach. Excellent transport connections include nearby Metrolink services, motorway networks and convenient access to Manchester Airport and Wythenshawe Hospital, making this an ideal location for families and commuters alike.



- EPC B
- Freehold
- Council Tax C





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

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