



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	63	76
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Balmoral Avenue, Whitefield, M45 6BB

Offers In Excess Of £365,000

AN EXCEPTIONAL EXTENDED FAMILY HOME

Offering an abundance of indoor and outdoor space, impressive double storey extension and having been maintained well throughout, this enviable four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Whitefield. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bury and major motorway links. With off road parking, an abundance of storage space and bursting with potential, this property is the perfect home for any growing family to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, WC and houses a staircase to the first floor. The kitchen leads through to a utility room which guides you on to an office/fifth bedroom and out to the rear. The rear door leads to a good sized yard area, which leads to a garage space. The office/fifth bedroom benefits from an en suite shower room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The property also features a large loft space, which has been converted with added window and lighting, adding potential the extend upwards to add an extra living space or bedroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and access on to a fantastic storage garage. To the front there is an laid to lawn garden with paving and bedding and off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Balmoral Avenue, Whitefield, M45 6BB

Offers In Excess Of £365,000

 4  2  1  D

- Impressive Semi Detached Property
 - Double Storey Extension
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Four Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Immaculate Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Porch

6'4 x 2'0 (1.93m x 0.61m)

UPVC double glazed frosted front door and UPVC double glazed frosted door to hall.

Hall

12'11 x 7'0 (3.94m x 2.13m)

Central heating radiator, dado rail, integrated storage, doors to reception room, kitchen, WC and stairs to first floor.

WC

4'3 x 2'6 (1.30m x 0.76m)

Dual flush WC, vanity top wash basin with mixer tap, spotlights and wood effect lino flooring.

Reception Room

27'5 x 12'2 (8.36m x 3.71m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with granite effect hearth and surround, dado rail, television point, two feature wall lights and UPVC double glazed sliding door to rear.

Kitchen

15'2 x 8'6 (4.62m x 2.59m)

UPVC double glazed leaded window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, integrated boiler, cladding to ceiling, spotlights, wood effect laminate flooring and UPVC double glazed frosted leaded door to utility.

Utility

7'8 x 4'8 (2.34m x 1.42m)

Velux window, plumbing for washing machine, space for dryer, spotlights, wood effect lino flooring, UPVC double glazed frosted door to office and UPVC double glazed frosted door to rear. Exit door leads to a good sized yard area with a garage space.

Office

15'9 x 7'7 (4.80m x 2.31m)

UPVC double glazed leaded window, wood effect lino flooring, door to en suite and UPVC double glazed door to front.

En Suite

7'5 x 2'7 (2.26m x 0.79m)

Dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights and wood effect lino flooring.

First Floor

Landing

8'1 x 6'11 (2.46m x 2.11m)

Doors leading to four bedrooms and family bathroom.

Bedroom One

12'10 x 11'8 (3.91m x 3.56m)

UPVC double glazed leaded window, central heating radiator, spotlights, dado rail, ceiling fan and fitted wardrobes.

Bedroom Two

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed bay window, central heating radiator and fitted wardrobes.

Bedroom Three

18'0 x 7'10 (5.49m x 2.39m)

UPVC double glazed leaded bay window, UPVC double glazed leaded window and two central heating radiators.

Bedroom Four

9'0 x 7'7 (2.74m x 2.31m)

UPVC double glazed leaded window and central heating radiator.

Bathroom

7'6 x 6'11 (2.29m x 2.11m)

Two UPVC double glazed frosted leaded windows, central heated towel rail, P-shaped panel bath with mixer tap and direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, PVC to ceiling, spotlights, PVC panel elevations and wood effect laminate flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding and access to storage garage.

Front

Laid to lawn garden with paving, bedding and off road parking.

Loft

The property also features a large loft space, which has been converted with added window and lighting, adding potential the extend upwards to add an extra living space or bedroom.

