



Energy efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

The Fairways, Whitefield, M45 7BN

Offers Over £500,000

AN OUTSTANDING FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and stylish interiors, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Whitefield on a popular estate. A credit to the current owner, this property has been transformed into a luxurious and stylish family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bury and major motorway links. With a stunning open plan kitchen diner, two bathrooms and added sauna, this property has had no details missed and is truly the perfect home for any family looking for a spacious and contemporary home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, WC and houses a staircase to the first floor. The reception room boasts an enviable multi fuel burner and leads on to the dining area. The kitchen benefits from modern wall and base units, high quality integrated appliances and leads open on to the dining area and through to the utility room. The utility room provides access on to the double garage and out to the rear. The double garage is currently being used as a fantastic gym space. The first floor comprises of doors on to four generously sized bedrooms and a modern, high quality shower room with added sauna. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with bedding areas, double driveway, electric charging point and access on to the double garage.

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

The Fairways, Whitefield, M45 7BN

Offers Over £500,000

 4  2  2  D

- Outstanding Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking and Double Garage
 - EPC Rating D
- Four Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band F

Ground Floor

Entrance Hall

17'11 x 7'8 (5.46m x 2.34m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, spotlights, smoke detector, under stairs storage, wood effect lino flooring, doors to reception room, kitchen/dining area, WC and stairs to first floor.

WC

6'8 x 3'1 (2.03m x 0.94m)
UPVC double glazed frosted window, heated towel rail, pedestal wash basin with mixer tap, dual flush WC, wood panel elevations and wood effect lino flooring.

Reception Room

15'3 x 12'11 (4.65m x 3.94m)
UPVC double glazed bay window, central heating radiator, upright central heating radiator, coving, cast iron multifuel burner, television point, wood effect lino flooring and single glazed double sliding doors to dining room.

Dining Room

13'0 x 10'5 (3.96m x 3.18m)
Coving, wood effect lino flooring, open to kitchen and aluminium double glazed bi-folding doors to rear.

Kitchen

14'0 x 11'0 (4.27m x 3.35m)
UPVC double glazed window, upright central heating radiator, range of wall and base units with granite work surfaces, inset double stainless steel sink and drainer with high spout mixer tap, integrated electric Zanussi oven and combi microwave, five ring Bosch gas hob and pull out extractor hood, integrated fridge freezer and dishwasher, television point, spotlights, wood effect lino flooring and single glazed sliding door to utility.

Utility

16'7 x 5'10 (5.05m x 1.78m)
Range of wall and base units with granite effect work surfaces, inset stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, spotlights, integrated Vaillant boiler, wood effect lino flooring, door to garage/gym and UPVC double glazed frosted door to rear.

Garage/Gym

11'8 x 7'9 (3.56m x 2.36m)
Power, lighting, spotlights, open to second garage/gym and electric roller shutter door.

Garage/Gym Two

11'8 x 7'11 (3.56m x 2.41m)
Power, lighting, spotlights and electric roller shutter door.

First Floor

Landing

9'4 x 7'0 (2.84m x 2.13m)
Loft access, coving, spotlights, smoke detector, doors to four bedrooms and shower room.

Bedroom One

15'3 x 13'0 (4.65m x 3.96m)
UPVC double glazed bay window, central heating radiator, coving, television point, fitted wardrobes and door to en suite.

En Suite

10'0 x 5'11 (3.05m x 1.80m)
Two UPVC double glazed frosted windows, heated towel rail, walk-in double direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

15'3 x 8'8 (4.65m x 2.64m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

13'0 x 10'3 (3.96m x 3.12m)
UPVC double glazed window, central heating radiator, coving and television point.

Bedroom Four

9'2 x 9'1 (2.79m x 2.77m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

7'8 x 6'11 (2.34m x 2.11m)
UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, sauna, spotlights, extractor fan and tiled flooring.

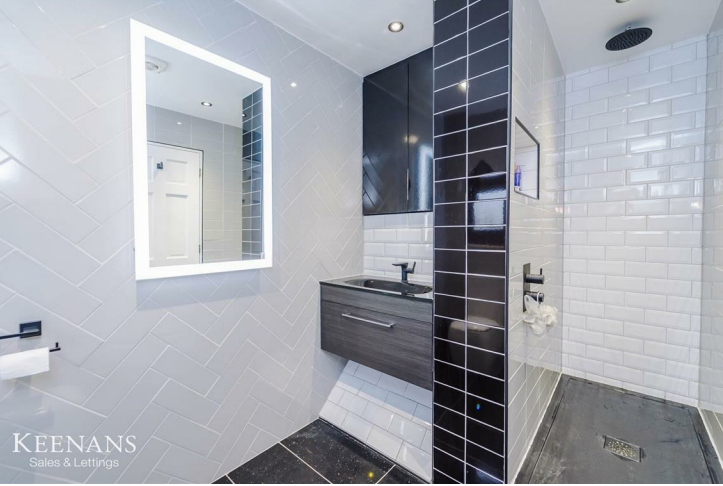
External

Rear

Enclosed garden with laid to lawn, paving, bedding areas and mature shrubbery.

Front

Laid to lawn garden with paving, double driveway and access to double garage with EV charging point.



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