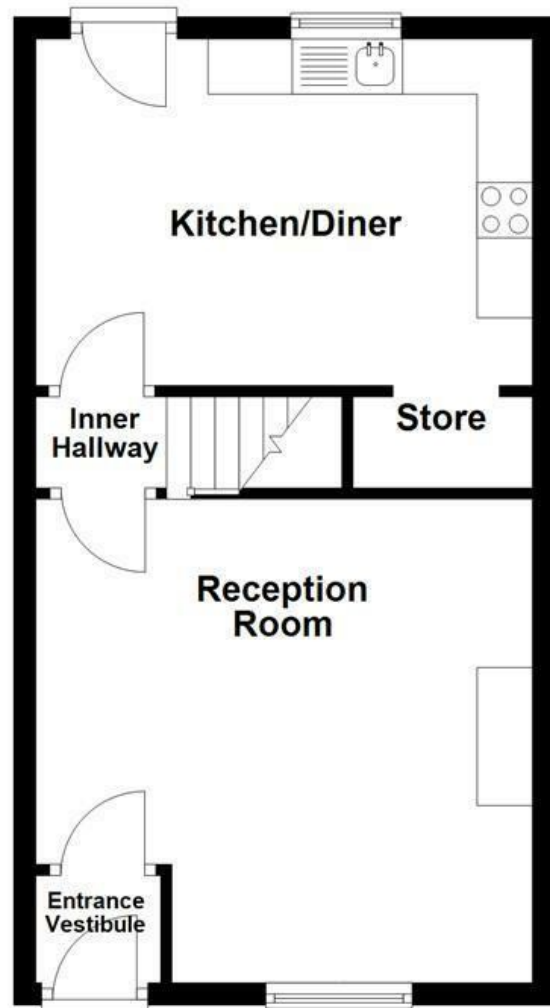
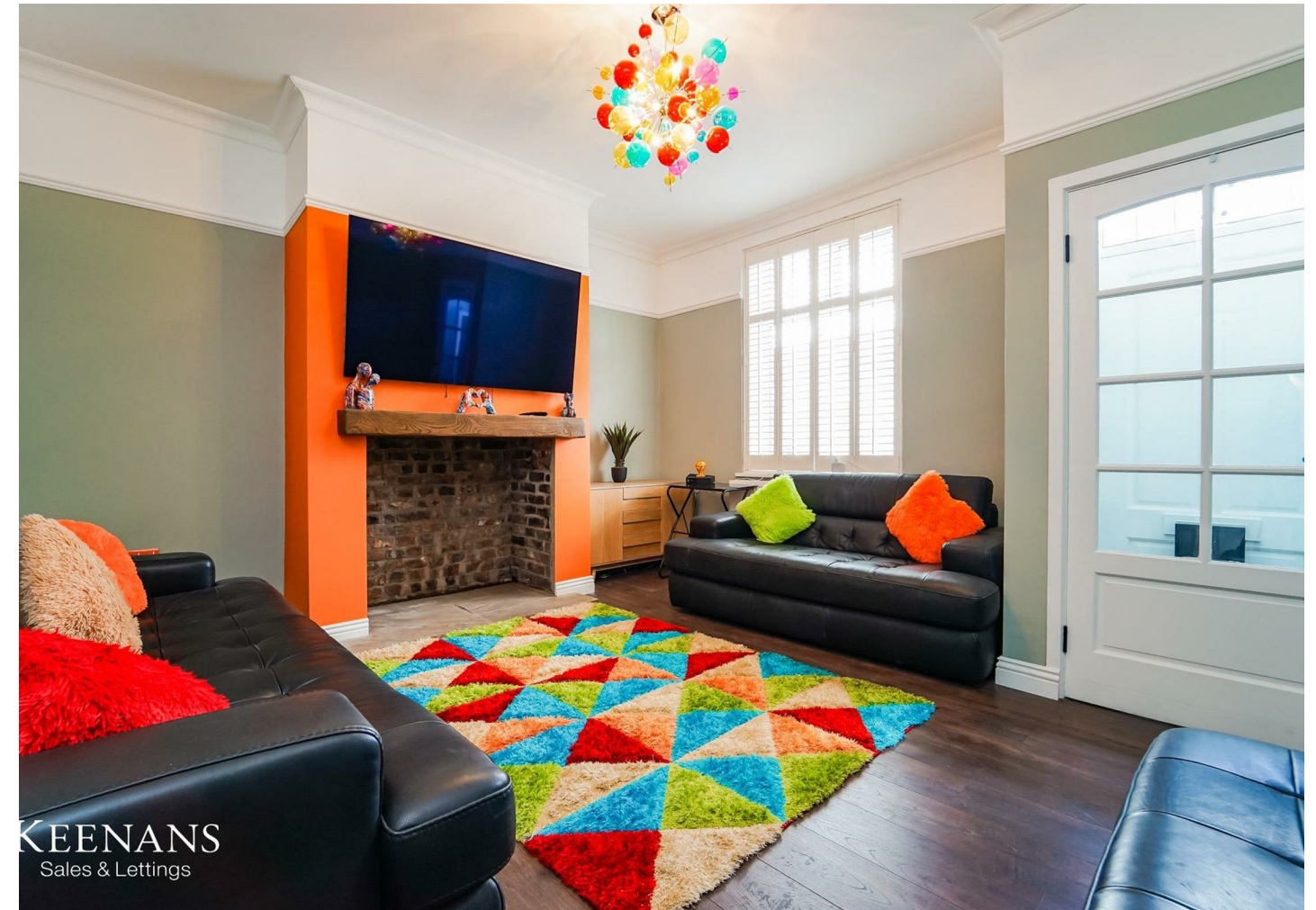
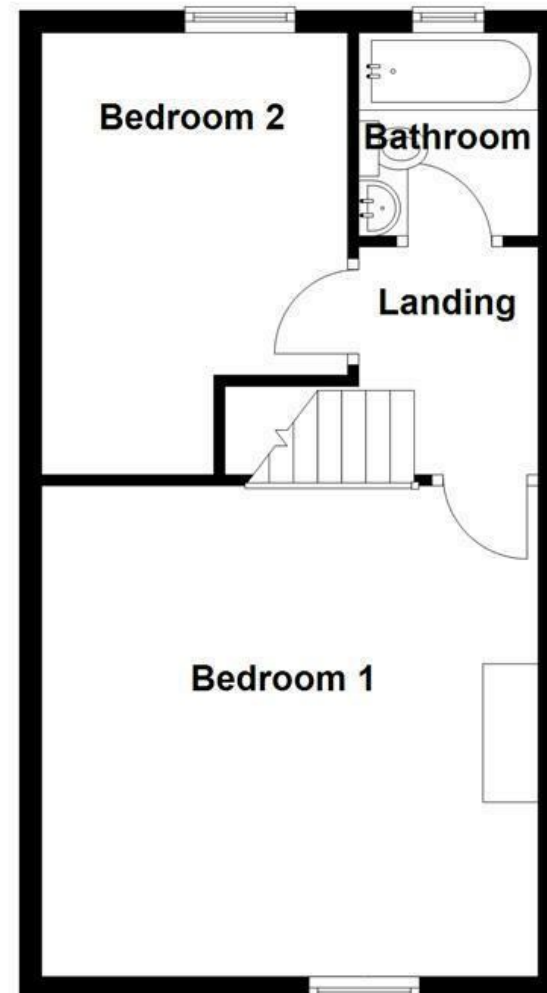


Ground Floor



First Floor



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		
	56	77
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.

Park Lane, Whitefield, M45 7GT

Offers Over £290,000

A GORGEOUS AND STYLISH TWO BEDROOM TERRACED HOME

Nestled on the desirable Park Lane in Whitefield, Manchester, this beautifully presented red brick terraced home is a true gem. With its stylish finish and an abundance of natural light, this property offers a warm and inviting atmosphere that is sure to impress.

The house features a well-proportioned reception room, ideal for both relaxation and entertaining. The two good-sized bedrooms provide ample space for a professional couple or small family, while the modern bathroom suite adds a touch of contemporary elegance.

One of the standout features of this home is the charming rear garden, which serves as a perfect retreat for enjoying long summer evenings. Whether you wish to host intimate gatherings or simply unwind in a tranquil setting, this outdoor space is sure to enhance your living experience. Plus the attic has been adapted for storage giving you even more internal space.

Conveniently located, this property boasts excellent access to major commuter routes, making it an ideal choice for those who travel for work. Additionally, nearby amenities ensure that all your daily needs are within easy reach.

Park Lane, Whitefield, M45 7GT

Offers Over £290,000

 2  1  1  D

- Stunning Two Bedroom Terraced Property with Loft Room
- Modern Fixtures And Fittings
- On Street Parking
- Tenure TBC
- Large Front Room & Kitchen/Diner
- Neutral Decorations
- Council Tax Band B
- Spacious Rooms
- Garden Space To The Front And Rear
- EPC Rating D

Entrance

Hardwood door the vestibule

Vestibule

3'9 x 3'2 (1.14m x 0.97m)

Door to reception room one

Reception Room One

14'9 x 14'4 (4.50m x 4.37m)

UPVC double glazed window with fitted shutter, central heating radiator, coving, wood-effect flooring, doorway to hall

Inner Hall

2'10 x 2'8 (0.86m x 0.81m)

Stairs to first floor, door to kitchen

Kitchen

14'9 x 10'4 (4.50m x 3.15m)

UPVC double glazed window, central heating radiator, mix of wall & base units with quartz worktops, oven with gas hob & extractor hood, hard splashbacks, ceramic Belfast sink with integrated draining & ridges & mixer tap, integrated dishwasher, space for fridge-freezer, wood-effect flooring, hardwood stable door to rear

First Floor

Landing

9'1 x 6'6 (2.77m x 1.98m)

Loft access with drop-down ladder, doors to two bedrooms and bathroom.

Bedroom One

14'8 x 14'5 (4.47m x 4.39m)

UPVC double glazed window with shutter, central heating radiator, coving, picture rail, wood-effect flooring

Bedroom Two

11'7 x 9'1 (3.53m x 2.77m)

UPVC double glazed window, central heating radiator, coving, picture rail, wood-effect flooring

Bathroom

6'10 x 5'3 (2.08m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, low-basin WC, pedestal wash basin with traditional tap, panel bath with traditional taps, overhead direct feed rainfall shower with rinse head, partially tiled elevations, extractor fan, tiled flooring

Loft

14'3 x 9'0 (4.34m x 2.74m)

External

Rear

Artificial turfing, paving & bed areas

Front

Block Paving



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