



**Billberry Close, Whitefield, M45 8BL**

**£409,500**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this well presented and maintained 5 bedroom detached house, situated in Whitehead!





# 23 Billberry Close, Whitefield, M45 8BL

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 5 bedroom detached house, situated in Whitefield. Benefiting from spacious living accommodation set over 2 floors, en-suite shower room and private rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, dining room, office, conservatory and WC/cloaks. To the first floor 5 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M60 Manchester Ring Road with being commutable within 5 minutes.

FREEHOLD

Council tax band - D

## GROUND FLOOR

**Lounge 14'6" x 12'0" (4.42m x 3.68m)**

Bay fronted window and gas fireplace

**Kitchen/diner 14'10" x 14'2" (4.53m x 4.33m)**

A range of fitted kitchen units, Marble worktops and integrated kitchen appliances, including washing machine and dishwasher

**Dining room 9'8" x 9'4" (2.95m x 2.85m)**

Patio doors leading to the conservatory

**Conservatory 10'0" x 8'11" (3.06m x 2.74m)**

French doors leading to the rear garden

**Office 10'5" x 7'11" (3.20m x 2.43m)**

Window to the front of the property with fitted units

**WC/cloaks 5'4" x 2'4" (1.64m x 0.73)**

2 piece bathroom suite in white

## FIRST FLOOR

**Bedroom 10'7" x 8'9" (3.24m x 2.69m)**

Window to the front elevation and fitted wardrobes

### En-suite

2 piece bathroom suite in white with tiled decor and separate showering enclosure

**Bedroom 13'8" x 5'5" (4.19m x 2.59m)**

Window to the front elevation

**Bedroom 10'9" x 8'6" (3.28m x 2.61m)**

Window to the rear elevation

**Bedroom 9'7" x 8'10" (2.93m x 2.70m)**

Window to the rear elevation and fitted wardrobes

**Bedroom 7'5" x 6'5" (2.27m x 1.97m)**

Window to the front elevation

**Bathroom 6'4" x 5'6" (1.94m x 1.69m)**

3 piece bathroom suite in white with shower over bath with glass splash-back screen and chrome ladder radiator

## EXTERNAL

Beautifully presented and private rear garden with patio area and laid to lawn. Driveway to the front of the property, capable of accommodating 2/3 vehicles.









