



PEARSON FERRIER®  
**BLACK LABEL**

**6 Ringley Road, Whitefield, M45 7LB**  
**Offers Over £1,500,000**



# Ringley Road Whitefield


Ringley Road, Whitefield is a substantial five bedroom detached house, set back from this highly regarded main road in large gardens and grounds in this sought after residential location within easy reach of local amenities and a short drive onward to the motorway network. The house has a charming history thought to have been built back in 1905 for Colonel Hyde of the Manchester Brewing dynasty and still retains character albeit the house has been modernised over the decades of ownership, the house will require a comprehensive scheme of refurbishment throughout, but given the plot and setting the potential is superb. The house has also been adapted with a separate access and the installation of a lift leading directly into a first floor self contained apartment. The house is double glazed and warmed by gas fired central heating the accommodation briefly comprises; spacious reception hallway with with moulded ceiling return stairs to the first floor and access into a small cellar, living room with hand carved oak fireplace coved ceiling, delph rack, dining room with moulded ceiling wooden flooring, snug, breakfast kitchen, inner hallway with separate front door, two guests wc/cloaks, lift access, games room with fitted bar, conservatory leading into the rear gardens, large utility room and workshop, first floor, main bedroom with ensuite bathroom, four further bedrooms and shower room, apartment briefly comprising, bedroom, study, kitchen and shower room. Outside there is a large parking forecourt and to the rear large enclosed gardens, mostly lawned with patio and borders.

Freehold Property/Council Tax Band G





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	













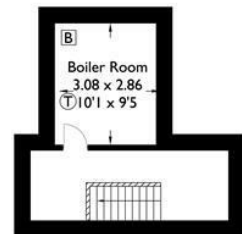
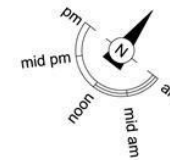




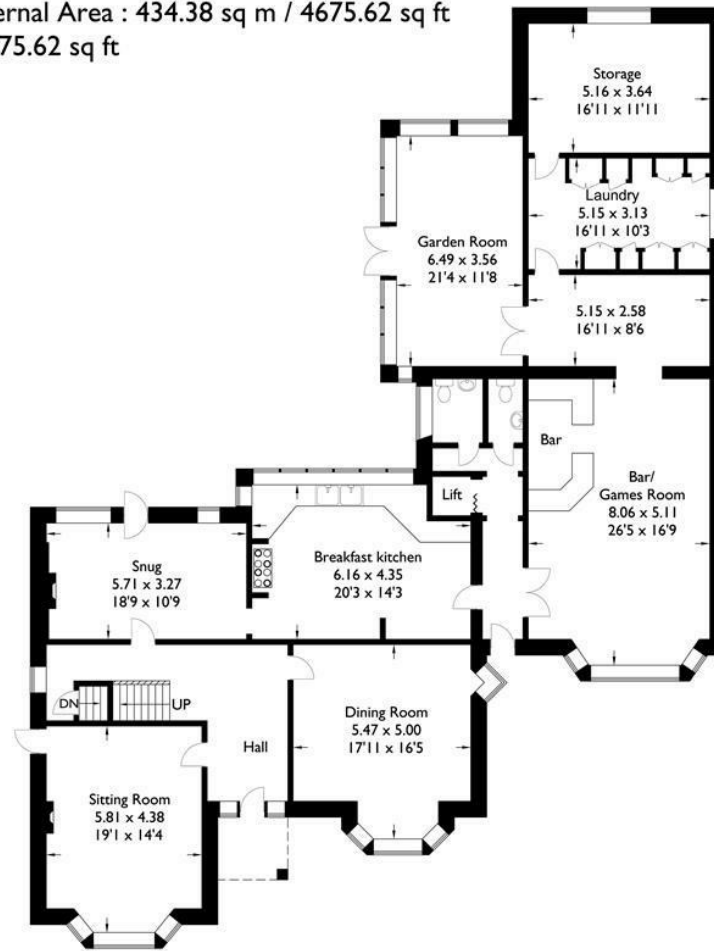
## 6 Ringley Road

Approximate Gross Internal Area : 434.38 sq m / 4675.62 sq ft

Total : 434.38 sq m / 4675.62 sq ft



Basement



Ground Floor



First Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.





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