FAILSWORTH: 754 OLDHAM ROAD, FAILSWORTH, M35 9FE. T: 0161 681 2371
LEES: 102 HIGH STREET, LEES, OLDHAM, OL4 5DJ. T: 0161 628 7660



# 12 Ringley Road

## Whitefield, Manchester, M45 7LB

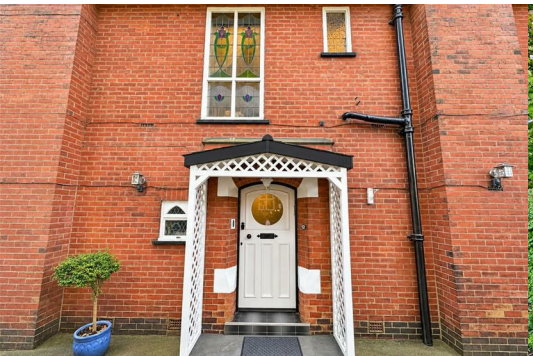
**Asking Price £850,000**

4 2 3 C

Cousins estate agents are pleased to present this characterful four-bedroom semi-detached residence, set back from prestigious Ringley Road in Whitefield within generous mature grounds. Dating from the 1920s, this welcoming family home retains original features, including stained and leaded glass, traditional fireplaces and decorative detailing. Rich colours and natural wood finishes create a warm, comfortable atmosphere throughout.

The entrance porch provides access to a downstairs WC and an impressive hallway with a turning staircase. Three reception rooms offer versatile accommodation: a spacious bay-fronted lounge with a living-flame gas fire, a cosy family room with a cast-iron fireplace overlooking the front garden, and a dining room with illuminated fitted cabinetry and French doors to the rear garden.

The breakfast kitchen features traditional fitted units, integrated cooking appliances, a fridge and dishwasher, tiled flooring and space for dining. Patio doors open onto the garden, while an adjoining utility room provides additional storage and laundry space. A separate boiler room also offers garden access.







**Front of the house**

**Front porch**

**front garden**

**Hallway**

**Garage**

**Downstairs WC**

**Reception room 14'2" × 14'6" (4.34 × 4.42)**

**Lounge 13'6" × 16'11" (4.14 × 5.18)**

**Dining room 13'6" × 15'7" (4.14 × 4.76)**

**Kitchen / breakfast room 11'8" × 15'8" (3.58 × 4.80)**

**Utility room 1.40 × 3.50 (0.30m.12.19m × 0.91m.15.24m)**

**Back porch**

**Upstairs landing**

**Principal bedroom 12'11" × 16'11" (3.94 × 5.18)**

**En suite 8'11" × 9'8" (2.74 × 2.95)**

**Bedroom 2 — front left 14'10" × 14'6" (4.54 × 4.42)**

**Bedroom 3 — rear right 10'11" × 11'9" (3.34 × 3.60)**

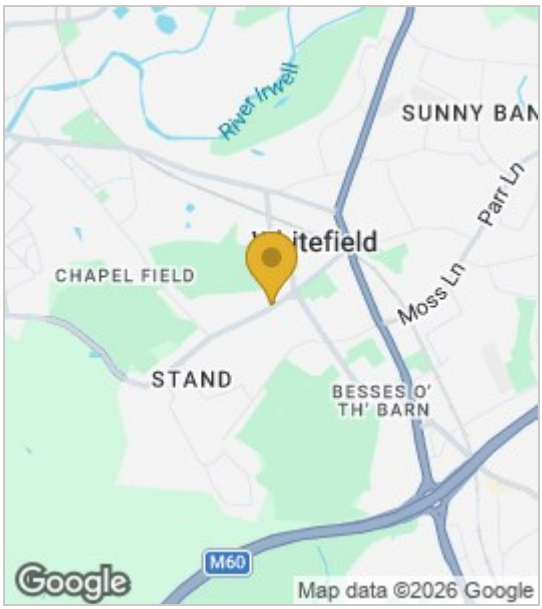
**Bedroom 4 — rear left 10'10" × 12'2" (3.32 × 3.72)**

**Family bathroom 8'4" × 8'3" (2.55 × 2.52)**

**WC**

**Back Garden**

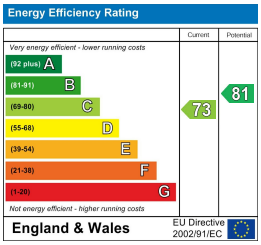
## Area Map

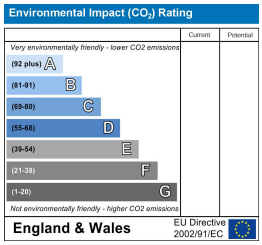



## Floor Plans




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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