ESTATE AGENTS

HomeDaze

Exceptional Personal Service Guaranteed



7 Stand Avenue

Whitefield, M45 7NW

Offers in excess of £550,000

Situated on the highly sought-after Stand Avenue, a quiet cul-de-sac just off Dales Lane in the ever-popular M45 area of Whitefield, this exceptional four-bedroom, three-bathroom family home has been extended and recently modernised to a superb standard. Beautifully presented throughout, it offers spacious accommodation over three floors, ideal for modern family living.

The welcoming entrance leads to a stunning open-plan living, dining and kitchen area, flooded with natural light and featuring bi-fold doors opening onto the rear garden. The impressive reception space boasts a bespoke media wall with a 90-inch television, included in the sale, creating the perfect place to relax or entertain. The contemporary kitchen offers integrated appliances, a central island with hob and ample cupboard space. The ground floor also benefits from a separate home office and a practical utility room.

The first floor comprises three well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom enjoys a walk-in wardrobe and stylish en-suite shower room, while a luxurious family bathroom serves the remaining bedrooms. One bedroom also benefits from access to a versatile loft room, ideal as additional reception space, a hobby room or useful storage.

The top floor features a spacious fourth bedroom with fitted wardrobes and a modern en-suite shower room, providing an ideal guest suite or private bedroom.

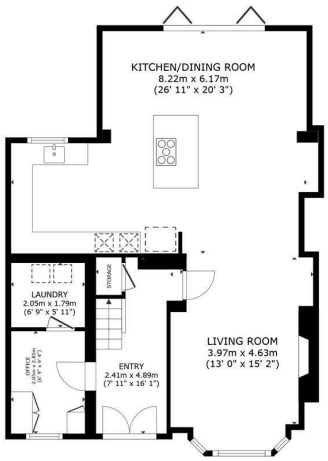
- Chain Free Sale – Ready for a smooth and hassle-free purchase with no onward chain.
- Extended Four Bedroom, Three Bathroom Family Home – Spacious accommodation arranged over three floors, perfect for modern family living.
- Stunning Open-Plan Living Space – Contemporary kitchen with integrated appliances, central island, bi-fold doors and a bespoke media wall with a 90-inch TV included in the sale.
- Recently Modernised Throughout – Beautifully presented with stylish décor, fitted wardrobes to all bedrooms, three luxurious bathrooms, a home office and utility room.
- Prime Whitefield Location – Quiet cul-de-sac off Dales Lane in the highly sought-after M45 area, with a gated driveway and low-maintenance rear garden.
- Exceptional Principal Suite – Spacious master bedroom featuring a walk-in wardrobe and a contemporary en-suite shower room.
- Low-Maintenance Outdoor Space – Landscaped rear garden with paved patio and artificial lawn, perfect for relaxing and entertaining all year round.

Viewing

Please contact our HomeDaze Manchester Office on 0161 691 1916
if you wish to arrange a viewing appointment for this property or require further information.

4 3 2

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 84.2 m² (907 sq.ft.) FLOOR 2 67.9 m² (731 sq.ft.) FLOOR 3 39.6 m2 (426.25sq ft)
TOTAL : 221.1m2 (2379.9 sq ft)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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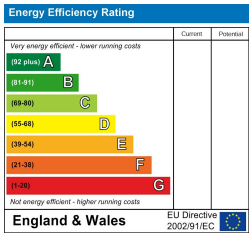
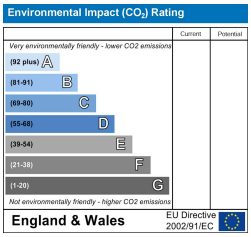
Matterport

Area Map



Energy Efficiency Graph













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