



Victoria Court, Whitefield, Manchester

Price £149,950

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## Entrance Hallway

From the communal hall and landing - Front entrance door, wood effect laminate flooring, doors through to all room. Built in storage cupboard. Radiator.

## Open Plan Living Room & Kitchen

Furnished with a range of fitted wall mounted and base level units with work top surfaces over incorporating a breakfast bar. Stainless steel sink and drainer unit with mixer tap. Fitted electric oven and grill with a four ring ceramic hob and an extractor hood over. Space for an automatic washing machine, space for a fridge freezer. Tiled splashback, Double glazed window.

The living room area features the continuation of the wood effect laminate flooring, a double glazed window and overhead skylight, feature internal window into hallway and radiators.

## Bedroom One

Continuation of the wood effect laminate flooring, double glazed window, radiator. Door to the jack and jill bathroom.

## Jack & Jill Bathroom

Furnished with a four piece suite comprising panelled bath, walk in shower enclosure, pedestal wash hand basin and a low level WC.

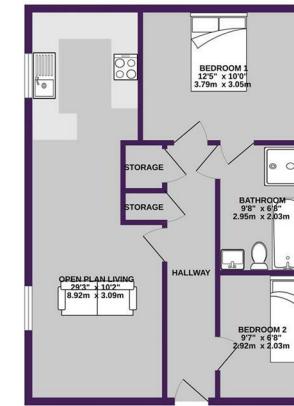
## Bedroom Two

Continuation of the wood effect laminate flooring, double glazed window and radiator.



2ND FLOOR

608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for the construction of fixtures, fittings and services. The floorplan is for illustrative purposes only. The services, fixtures and appliances shown have not been tested and no guarantee can be given as to their condition. Measurements are approximate and should not be relied upon for the construction of fixtures, fittings and services. The floorplan is for illustrative purposes only. The services, fixtures and appliances shown have not been tested and no guarantee can be given as to their condition.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(A2 plus) A	
(B1-01) B	
(B1-00) C	
(D5-00) D	
(D9-04) E	
(F1-38) F	
(F1-00) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(A2 plus) A	
(B1-01) B	
(B1-00) C	
(D5-00) D	
(D9-04) E	
(F1-38) F	
(F1-00) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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