



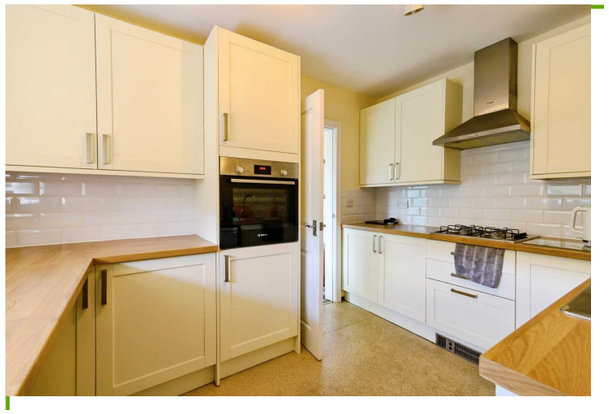












Parkstone Avenue, Whitefield,
Manchester, Greater Manchester,
M45

Asking Price: £450,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: C
Local Authority: Bury Metropolitan Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

EPC RATING-C FREEHOLD

A neutrally decorated detached 2-bedroom bungalow on a generous plot in popular Whitefield, Manchester, offering a practical layout, double garage, and strong transport links with scope for future improvement (STPP).

Entrance porch
3'9" x 9'5" (1.14m x 2.87m)
Accessed via a composite door, uPvc double glazed windows to the front elevation.

Entrance Hall
11'8" x 8'5" (3.56m x 2.57m)
Radiator, coving to the ceiling, cloaks cupboard.

Kitchen
11'2" x 6'7" (3.4m x 2m)
A range of wall and base units with a complementary work surface and breakfast bar, integrated oven and hob, vinyl flooring, part tiled elevations, spaces for appliances, uPvc double glazed window.

Living Room
20'11" x 17'2" (6.38m x 5.23m)
uPvc double glazed bay windows to the front and side elevations, radiators, coving to the ceiling , wall lights.

Inner hallway
Loft access.

Main bedroom
12'4" x 10'10" (3.76m x 3.3m)
uPvc double glazed window to the side elevation, radiator, coving to the celling.

Bedroom
14'5" x 10'10" (4.4m x 3.3m)
uPvc double glazed window to the side elevation, radiator.

Shower Room
6'11" x 6'11" (2.1m x 2.1m)
Comprising of a three piece white suite, chrome heated towel rail, tiled elevations, uPvc double glazed window to the side elevation.

External
The property has the benefit of occupying a generous plot. There is a driveway providing off road parking and a double garage.

Garage
17'6" x 17'3" (5.33m x 5.26m)
Up and over door, uPvc double glazed frosted windows, power and lighting, composite door.

Tenure
FREEHOLD

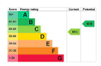
Council tax
BURY MBC BAND D

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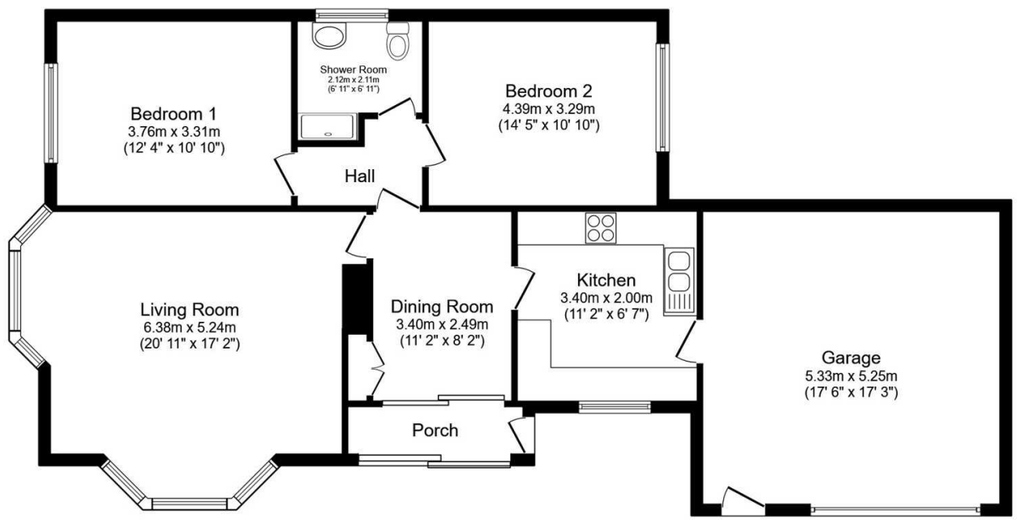
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 112.4 sq.m. (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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