



4 Bedroom Detached House for Sale



Bedrooms: 4 Bathrooms: 2 Reception Rooms: 2



Philip Ellis are delighted to present this 3 to 4 bed detached property located in the heart of Whitefield, situated on the leafy and popular Pinfold Lane. This property offers outstanding family accommodation, with open plan reception rooms and downstairs w.c. With 3 double bedrooms upstairs, and a downstairs bedroom with en suite, this property would suit any large family. The property is fully double glazed with gas central heating. With the potential to add further bedrooms, and options to extend into the garage, planning permission permitting, this property has huge potential add to the already extensive accommodation, to be a large family home. Benefitting from a front garden, a double driveway and garage to the front of the property and beautifully maintained gardens to the rear, with multiple seating areas.

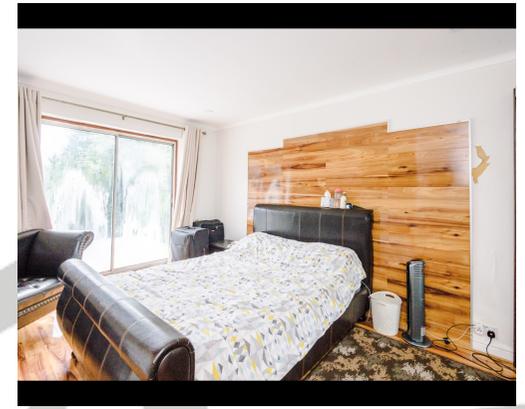
Located in the centre of Whitefield, and all its amenities, shopping, bars and restaurants, this property is ideally situated for family living. Close to outstanding local schools, places of worship and with great transport links to Manchester City Centre with the Metrolink and the motorway network five minutes away





This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Philip Ellis Estate and Lettings or any staff member in any way as being functional or regulation compliant. Philip Ellis Estate And Lettings do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Viewings are highly recommended and can be booked through Philip Ellis Estate Agents on 0161 773 1011.

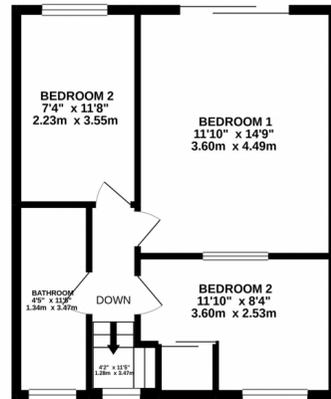
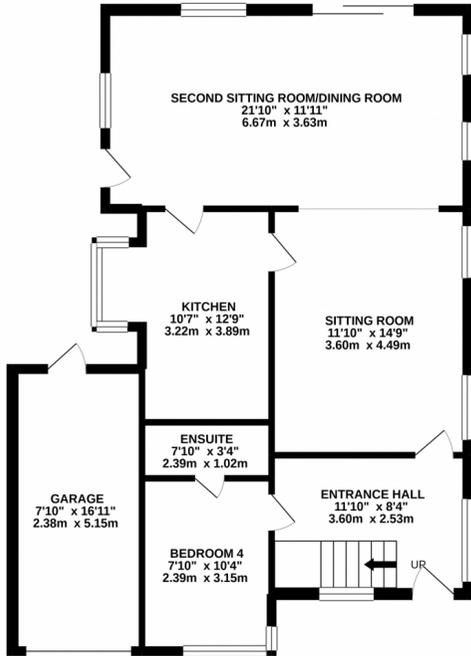




GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

For more information please see the Energy Performance Certificate



PHILIP ELLISTM
ESTATE AND LETTINGS

To arrange your viewing ...

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