



Oliver James
ESTATE AGENT



SCAN ME

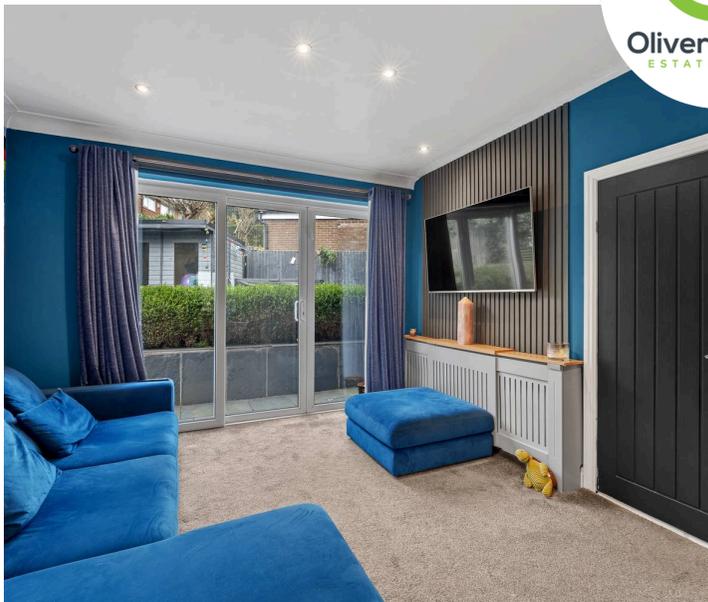


BOOK A VIEWING



72 Park Lane, Whitefield

In Excess of £600,000



72 Park Lane

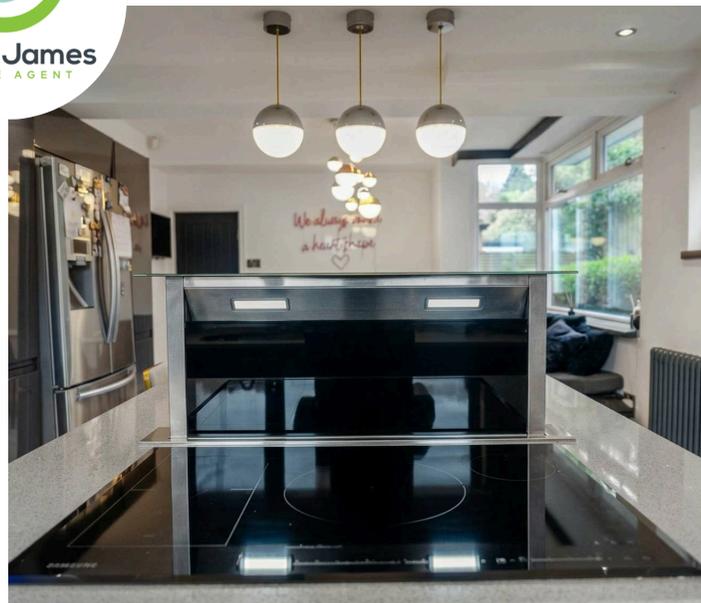
Whitefield, Manchester

Exceptional four bedroom detached home on a gated corner plot in Whitefield. Features open views, luxury interiors, two lounges, stunning kitchen, en suites, garden, decking, hot tub, and summerhouse.

Council Tax band: TBD

Tenure: Freehold

- Four Bedroom Detached commanding a corner plot position
- Open Aspect Views to the front over fields and Golf Course
- Two En Suite Bathrooms, Family Bathroom and Downstairs WC
- Stunning Kitchen with Quartz Surfaces, Three Split Level Ovens, Centre Island, Breakfast Bar area and Window Seat
- Four Double Bedrooms, three benefitting from fitted wardrobes, main bedroom with bay window seat
- Kitchen, Main En Suite and Family Bathroom with Under floor heating
- Remote control gated entrance and also electric up and over garage door
- Summerhouse Room with own power supply currently used as a Gym
- Lawn garden to the side, large composite decked area to the rear with Hot Tub and slate tiled patio



Landing

Split level staircase, loft access with pull down ladder, boarded with light and power.

Bedroom One

18' 10" x 13' 5" (5.74m x 4.09m)

Front facing upvc bay window with open aspect views over fields and Golf course, window seat with under storage, fitted range of wardrobes and units, ceiling fan, coving and radiator.

Main En Suite

8' 10" x 7' 10" (2.70m x 2.40m)

Front facing upvc window, double entry walk through shower, vanity sink unit, inset WC, heated towel rail, tiled flooring with under floor heating.

Bedroom Two

15' 8" x 12' 8" (4.77m x 3.87m)

Front facing upvc window with open aspect views over fields and Golf course, side facing upvc window, fitted wardrobes and radiator.

En Suite

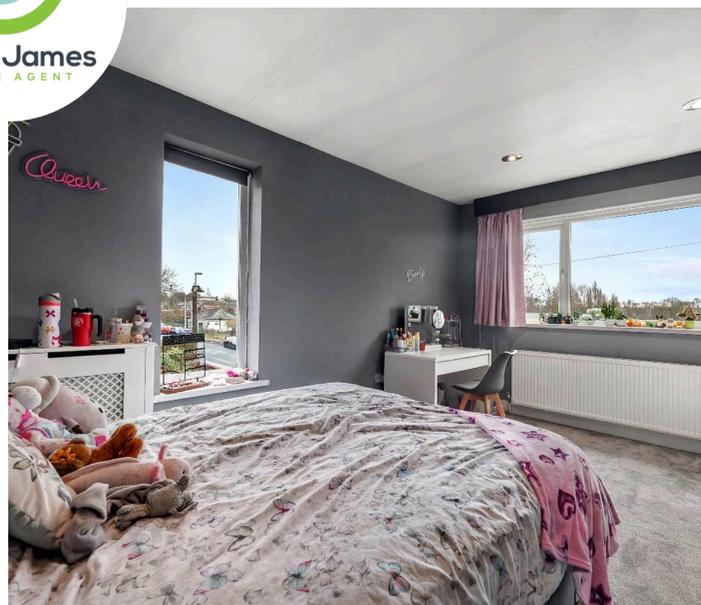
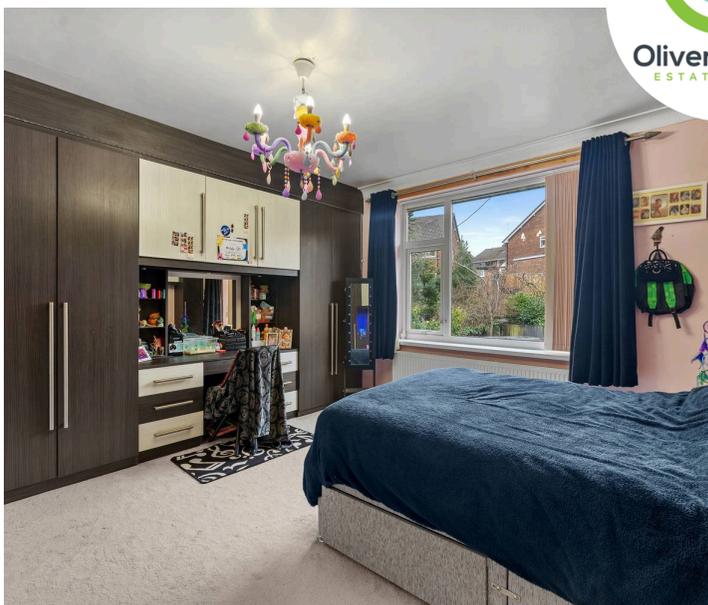
3' 11" x 9' 2" (1.20m x 2.79m)

Cubicle shower, pedestal wash basin WC, slimline modern radiator, tiled walls and flooring.

Bedroom Three

13' 8" x 13' 5" (4.16m x 4.09m)

Rear facing upvc window, fitted range of fitted wardrobes and drawers, radiator with cover and coving.



Landing

Split level staircase, loft access with pull down ladder, boarded with light and power.

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Bedroom Two

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Front facing upvc window with open aspect views over fields and Golf course, side facing upvc window, fitted wardrobes and radiator.

En Suite

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Cubicle shower, pedestal wash basin WC, slimline modern radiator, tiled walls and flooring.

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Rear facing upvc window, fitted range of fitted wardrobes and drawers, radiator with cover and coving.

Bedroom Four

12' 9" x 7' 8" (3.88m x 2.34m)

Rear and side facing upvc window and radiator.

Utility Room

8' 7" x 4' 11" (2.62m x 1.51m)

Side facing upvc window, base unit with stainless steel sink, plumbed for washer and ceiling hoisted clothes airer

Family Bathroom

9' 6" x 9' 2" (2.90m x 2.79m)

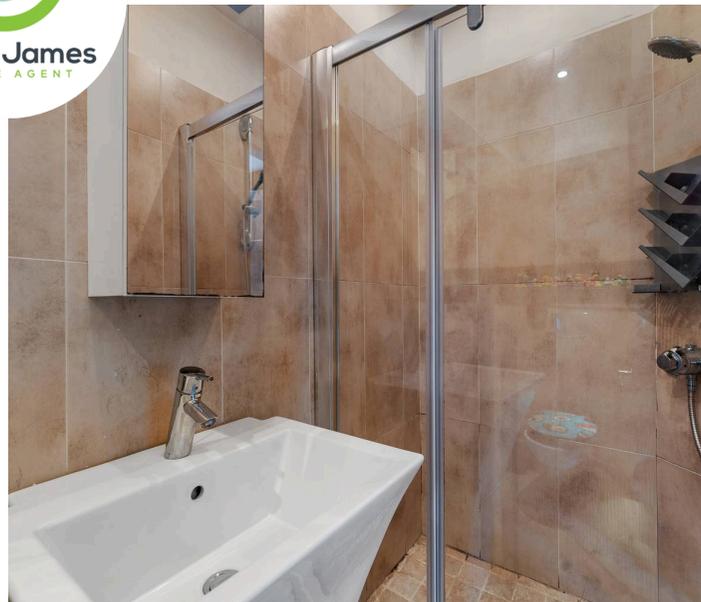
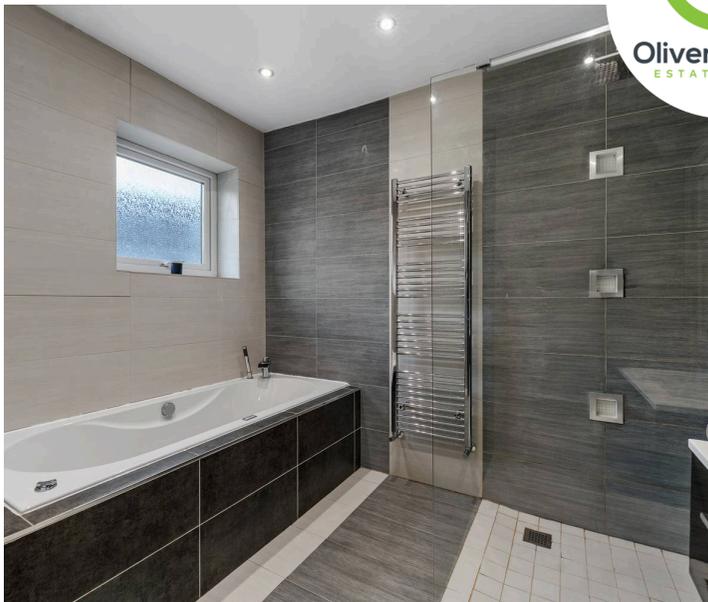
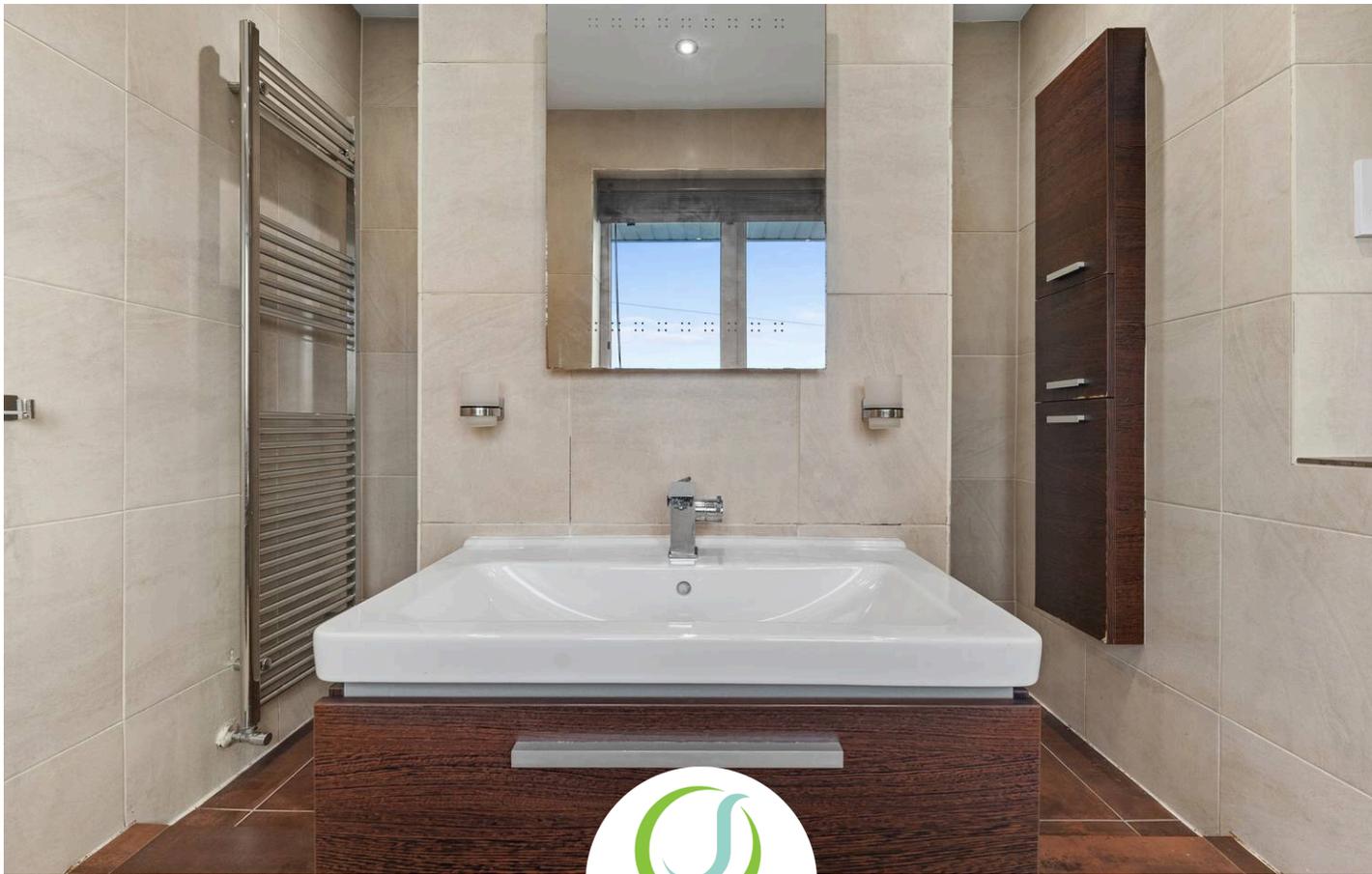
Two rear facing frosted windows, walk in shower, Jacuzzi bath, inset WC, vanity sink unit, heated towel rail, tiled walls, tiled flooring with under floor heating.

Gym/Office

7' 10" x 11' 4" (2.38m x 3.46m)

Outdoor summerhouse currently used as a Gym but was previously an office, two front windows, side window, consumer unit, light, power and insulation.





Garden

Rear large composite decking area, hot tub with power supply, outdoor heaters and lighting, CCTV, panel fences, side access gates, shed, patio, slate tiles, side lawn garden, monkey puzzle tree, alcove storage areas, privet hedges and outside water tap

Garage

Single Garage

5.8m x 3.0m Electric Door, Wall mounted Vaillant Boiler, Side facing upvc window, light and power point. (EV charger not included)

Driveway

3 Parking Spaces

Patio driveway via electric gate



Total Area: 226.4 m² ... 2437 ft²

All measurements are approximate and for display purposes only. Measurement includes Gym which is not part of the house



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