



Parrbrook Close, Whitefield



Bedrooms: 3 Bathrooms: 1 Reception Rooms: 1

Philip Ellis Estate and Lettings

Asking Price £150,000



This modern three-bedroom mid terraced home is ideal for a first time buyer wanting to get onto the property ladder. With three double bedrooms, this is an ideal home for a growing family.

Located in a popular residential area in Whitefield close to transport links, local shops and supermarkets, popular schools and houses of worship, this house is in an ideal location.

The property has been modernised to a good standard, with floor to ceiling windows to the front hallway giving lots of light and creating a modern contemporary feel. There is a spacious lounge/diner stretching from the front to the rear of the house which gives an ideal living space with sliding doors to the rear garden. The modern kitchen/diner has plenty of storage space and patio doors leading out to the rear garden.

Upstairs are three double bedrooms, a modern family bathroom and a separate WC room.

Externally there is a lawned open plan garden to the front. To the rear is a good sized lawned garden with a patio area. This is an ideal family garden to enjoy the sun!

There are 12 solar panels fitted to the front side roof. of the property, these feed into the mains supply of the house, which means if the sun is shining bright then it can power the whole house (providing there aren't lots of high power usage appliances running). This means monthly expenditure for electricity is reduced. Whoever purchases the house will have ownership of the panels signed over to them.

The vendor has also informed us that there is a dropped kerb to the front of the house giving potential for whoever purchases to make a driveway for off road parking if required. The relevant permissions must be gained for this however a neighbouring property has done this.

Early viewing of this superb property is highly recommended and can be arranged by calling Philip Ellis Estate and Lettings on 0161 773 1011.





Entrance Hallway

A bright and airy contemporary entrance hallway with floor to ceiling windows and useful cupboard space off.

Lounge/Diner 5.7m x 3.8m

A spacious lounge/dining room with ample space for furniture. There is a feature floor to ceiling window to the front and sliding patio doors to the rear.

Kitchen/Diner 4.2m x 3.8m

(maximum measurements) A modern fitted kitchen in a wooden style with ample storage space, integrated oven, hob and extractor hood and space/plumbing for a washing machine. There is space for a small dining table and chairs and patio doors leading out to the rear garden.

Landing

Loft access point.

Bedroom 1 3.8m x 3.3m

A bright and airy master bedroom to the front of the house with ample space for furniture.

Bedroom 2 3.7m x 3.5m

(maximum measurements) A second double bedroom to the front of the house with space for furniture.

Bedroom 3 3.1m x 2.4m

A third double bedroom top the rear of the house.

Bathroom 2.0m x 1.5m

A modern bathroom with a two piece suite comprising; bath with shower over and hand wash basin with storage underneath. There are fully tiled walls and floor.



WC 1.8m x 1.2m

A separate modern WC room.

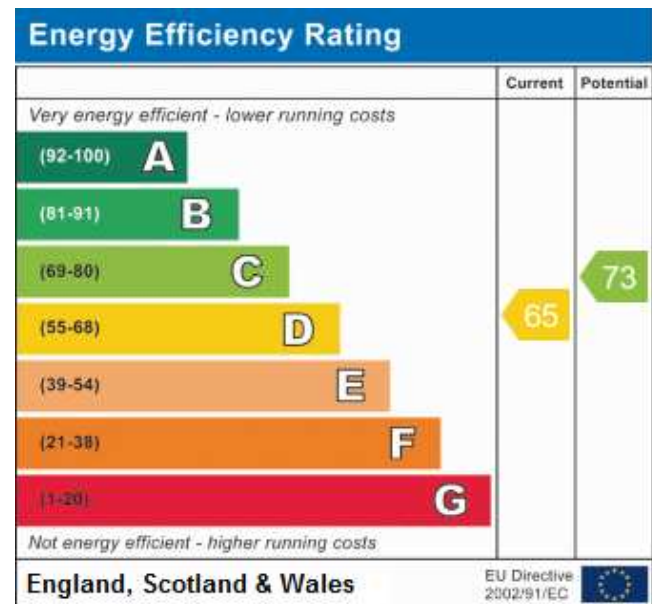
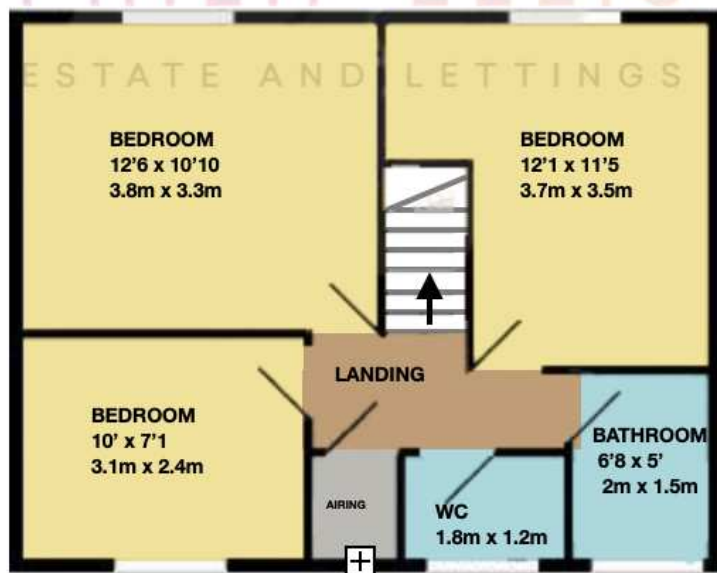
Externally

To the front of the property is an open plan lawned garden with a path leading up to the front door. The rear garden has a patio area and good sized enclosed lawned garden with shrubs and flowers to the border.

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For more information please see the Energy Performance Certificate



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