



## Daleswood Avenue, Whitefield



Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1



This superb mid-terrace house is located in a very popular residential area just off Dales Lane in Whitefield. It is only a short distance from local supermarkets like Morrisons and Aldi and Whitefield Metrolink station, as well as local bus routes, the motorway network, local Gym and many restaurants and bars.

This terrace house comes with off road parking and a garden to the rear. There are no other houses in front or behind making it quite a private location.

Inside the property, it is very spacious. The rooms are all great sizes, so you won't be disappointed. These terraces are not your traditional layout as the kitchen is to the front of the house with a large lounge to the rear with access straight out to the garden. This garden is not the usual "back yard" that you get with many terrace houses, but quite a large area suitable for many uses.

Upon entering the property, you walk into a large entrance vestibule with worktop space and plumbing for a washing machine. This leads onto a good-sized storage room. The kitchen, to the front, is fully fitted and modern with an integrated oven, hob, and extractor hood. There is space for a small dining table. The lounge to the rear is a great size and is very light and airy with an external door leading straight out to the rear garden.

To the first floor are two bedrooms, the master been a huge double room to the rear of the property, and the second been another double to the front. There is a well-proportioned modern bathroom.

Externally, to the front is a driveway providing off road parking. To the rear is a good-sized patio garden with feature flower beds and a gate giving access to the rear alley. This area is ideal for all year-round use.

Early viewing of this property comes with our highest recommendations as it is sure to be popular. Viewings can be arranged with Philip Ellis Estate and Lettings on 0161 773 1011.





### Entrance Vestibule

uPVC external door to the front. Wall mounted "Ravenheat" central heating boiler. Plumbing and space for washing machine. Radiator. Tiled floor. Archway to utility room/walk in storage room.

### Utility/Storage Room

Cupboard housing the fuse box and utility meters. Alarm pad (not tested). Ample storage space.

### Kitchen/Diner *3.54m x 3.01m*

(maximum measurement) A modern fitted kitchen with wooden style base units and drawers with complementary worktops incorporating a single bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven, 4 burner gas hob with extractor hood over. Splash back tiling. Matching wall units. Space for under counter fridge freezer. Space for a small dining table. uPVC double glazed window to the front aspect.

### Inner Hallway

Smoke alarm. Stairs to first floor landing.

### Lounge *4.38m x 4.25m*

A large bright and airy lounge with direct access to the rear garden via an external door. Radiator. uPVC double glazed window to the rear aspect.

### Landing

Smoke alarm. alarm pad (not tested).

### Master bedroom *4.40m x 4.25m*

(measured into recess) A super size room with a uPVC double glazed window to the rear aspect. Radiator. Fitted cupboards to one alcove.

### Bedroom 2 *4.46m x 2.51m*



(maximum measurement) A second double bedroom with a uPVC double glazed window to the front aspect. Radiator.

**Bathroom** *2.64m x 1.81m*

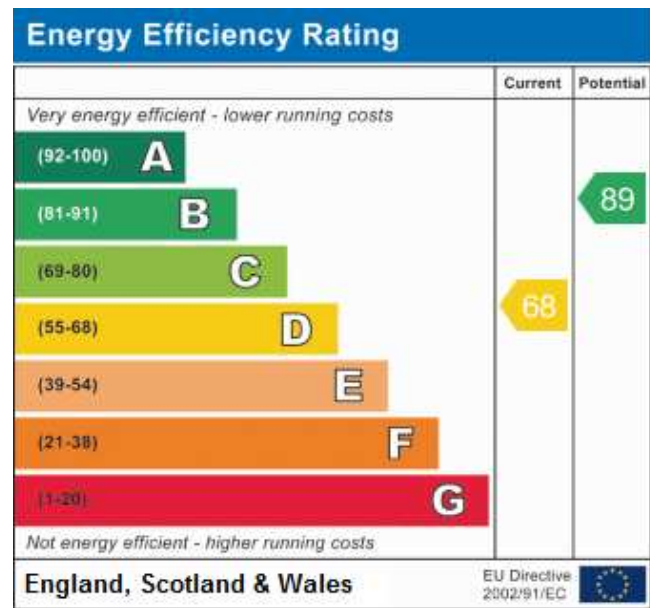
A modern bathroom with a white three piece suite comprising; bath with shower attachment over and bifolding glass shower screen, pedestal hand wash basin and WC. Splash back tiling. Spot light to the ceiling. uPVC double glazed window to the front aspect.

**Externally**

To the front is a tarmac driveway with a flagged path leading up to the front door. To the rear is a pretty patio garden with flower beds and a gate to the rear alley. This is a great sized outdoor space and is designed for all year round use.

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