



2 Bedroom Detached Bungalow for Sale



Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1



**** FANTASTIC DEVELOPMENT OPPURTUNITY IN THE HEART OF WHITEFIELD ****

Internal photos to follow

Philip Ellis are delighted to present this 2 bedroom detached bungalow, situated on Philips Park Road West, a very popular road, which overlooks Philips Park and Sedgley Park Rugby Club. This property has two double bedrooms, and has masses of potential for redevelopment. With a large rear garden, and separate garage, this property, when developed would offer fabulous accommodation. Planning permission permitting, this property could be extended similar to other properties on the road.

Located in Whitefield, close to 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.

The accommodation comprises:

Hallway

A large hallway with storage cupboard.

Kitchen

A fitted kitchen with a range of wall and base units. In need of updating, but a great space for an eat in kitchen.

Lounge



A large lounge with picture window overlooks the front garden.

Bathroom

A three piece suite is currently installed, which is need of upgrading.

Bedroom 1 4.48m x 5.41m

A spacious double bedroom which overlooks the rear gardens,

Bedroom 2 4.02m x 3.69m

A second spacious double bedroom overlooking the front of the property.

External

There is long double driveway with space for at least two cars. To the front, is a pleasant garden and a garage is at the rear allowing for storage or another car. An extensive rear garden features a small shed, and has a lawned area with a delightful range of planting. A pathway leads around the whole house.

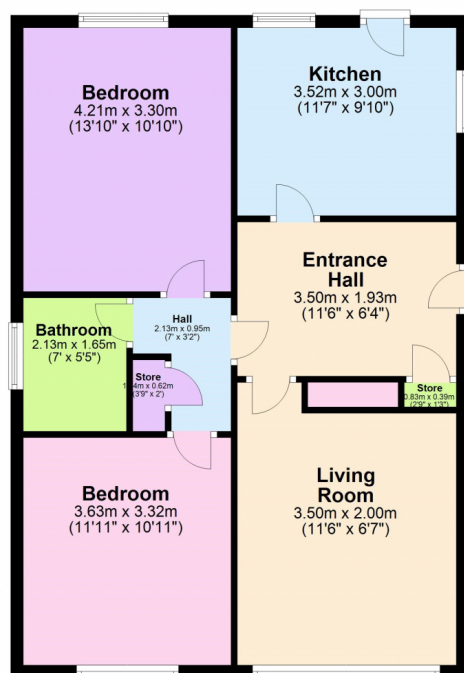
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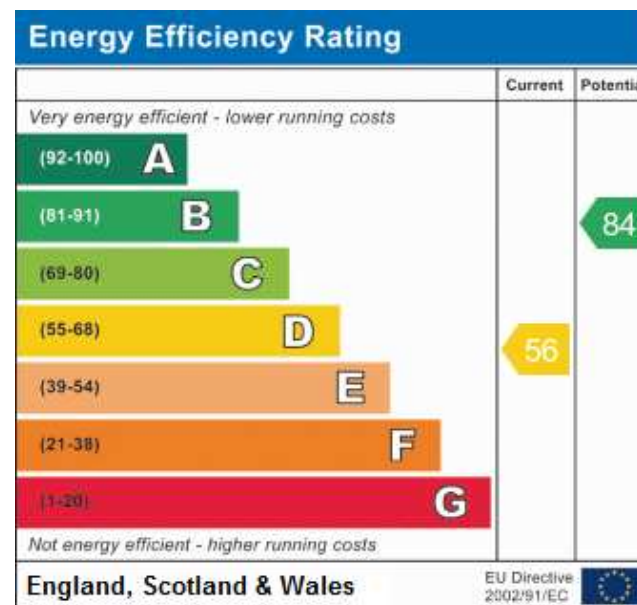


property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Ground Floor
Approx. 68.6 sq. metres (738.6 sq. feet)



Total area: approx. 68.6 sq. metres (738.6 sq. feet)



For more information please see the Energy Performance Certificate



To arrange your viewing ...

Call : 0161 773 1011

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www.philipellisestateagents.co.uk

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