



PARKLANDS

WHITEFIELD



SIX BEDROOM LUXURY HOME

TERRACE





WELCOME TO **PARKLANDS**

A magnificent gem of a house, this property must be seen in person to fully appreciate its potential to be your next home.

Set back on a quiet and exclusive cul-de-sac, Parklands combines the quintessential feel of the English village with the convenience of ready access to Manchester city centre.

The current owners saw the potential of Parklands for their growing family and created a spacious, large and well-kept home. Careful and sympathetic extensions have turned this bungalow into a fantastic family home featuring six bedrooms.

Parklands is in a conservation zone meaning the road will remain quiet for the future. A high degree of natural light is guaranteed into the garden and the house itself to ensure a lasting open quality to the property.

Parklands features amazing attention to detail throughout including 14' high ceilings and 13' high oak doors which add to the grandeur of the property. Roomy and open feeling, space is the key with this beautiful home.

LOUNGE





ICONIC VISTA

The highlight of the main floor is the lounge area – an exceptionally large room which is ideal for allowing dinner parties to spill over onto the upper deck via double doors.

The home is decorated throughout with a high degree of consistency and amazing attention to quality and detail. Step inside this property and you will be unpacking in your mind before you are through with the tour.

KITCHEN & DINING ROOM





CONTEMPORARY COOL

Passing through an inner hall, the top of the range Alno kitchen by Diane Berry is a cook's delight. Equipped with modern cabinetry with ivory glass doors, all the units blend seamlessly into each other and feature pull-out drawers throughout for ease of access to utensils, kitchen equipment and pantry items. The units are all topped with black granite featuring a golden fleck, creating a modern and clean profile.

As the owners are downsizing, the property comes complete with all the kitchen appliances, which includes Miele branded combination microwave oven, two single ovens each with warming drawer and a steam oven, as well as a large Amana fridge freezer. Centred in the kitchen is a large 5ft by 4ft island also finished in granite, featuring a four-ring induction hob and an integrated hood built into the ceiling.

DINING ROOM





DINNER PARTY HEAVEN

Entering into the dining area you will immediately picture yourselves entertaining. While currently set for a placing of 12 to dine, the current owners have accommodated as many as 40 guests for a dinner party. Doors from the dining hall extend their invitations to visit further inside the property.

START THE DAY RIGHT

The breakfast room adjoining the kitchen is capable of seating 10 comfortably, and includes a large television and great natural light. The tiled floor in this area also features underfloor heating and a vestibule leads to access to the side path for convenient utilities and services access.

SUMMER ROOM





SECLUDED SPACES

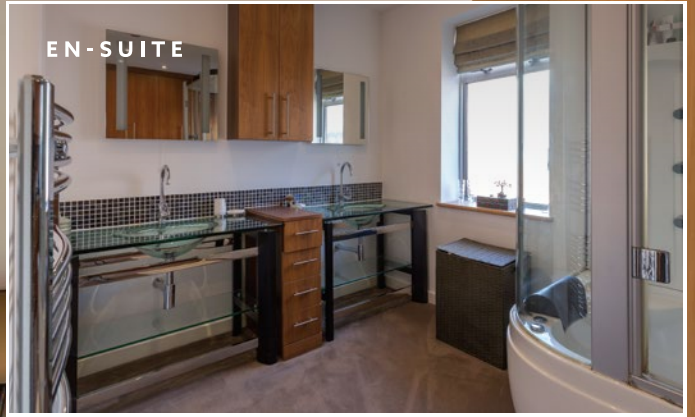
The summer room is exceptionally large with two walls made entirely of glass, giving a fantastic view of the rear garden and cricket pitch. Doors lead to the garden and open onto the upper deck with plenty of room for summer patio furniture, sunbeds and a barbecue – ideal for al fresco dining.

Returning to the inner hallway, one walks past a bank of integrated storage and into the family den situated in the centre of the house. A glass door leads to the summer room, and includes an interior picture window with integrated display shelving to help cascade light through the property.

MASTER BEDROOM



EN-SUITE





SLEEPING IN STYLE

As the property was originally built as a bungalow, its incredibly large master bedroom is also on the main floor. It comes with extensive built-in units comprised of multiple wardrobes, banks of drawers and a dressing table.

A main element of the room is the unusual radiator which is made from four pipes in a modern, matt stainless steel standing around five feet high.

The en-suite bathroom includes a bath and shower combination, two glass vanity sinks, heated towel radiators, plenty of storage and natural light from two large windows.

BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5





WELCOME GUESTS

All the bedrooms are of a large size, include high quality built-in wardrobe and drawer units and could easily accommodate a superking double bed. Three of the bedrooms have their own en-suite bathrooms with individual storage, enclosed shower cubicles and towel radiators.

One of the bedrooms includes not just an en-suite but also has private access to a secondary lounge room with a view of the rear garden – effectively a private suite of rooms, ideal for a teenager, or live-in au pair or maybe an elderly relative, giving a high degree of privacy and personal space.

The final sixth bedroom is ideal for use as a playroom for children, a home gym or even a home cinema room.

GARDEN





OUTDOOR LIVING

The front garden has been maintained to a high standard with mature shrubs and trees, as well as an established rockery welcoming you to the house. A large driveway leads to both a parking area and a double garage which provides ample parking for multiple cars.

The rear garden offers two decks on different levels. These enjoy spectacular views over Stand Cricket Club's grounds and tennis courts, creating a wonderful summer's evening vista over the well tended cricket pitch. Topping off the view in the background is Stand Church, designed by Charles Barry, also known for designing the Palace of Westminster, more commonly known as the Houses of Parliament.

GROUND FLOOR

Approx. 2,600ft² (241.5m²)





LOWER GROUND FLOOR

Approx. 2,300ft² (213.5m²)



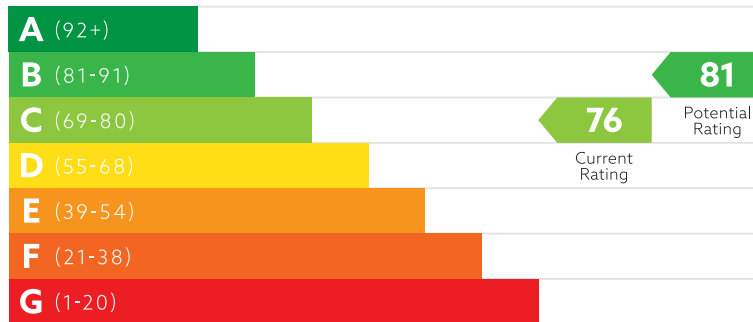


ESTIMATED ENERGY COSTS

Utility	Current Cost	Potential Cost
 Lighting	£876 over 3 years	£438 over 3 years
 Heating	£5,631 over 3 years	£5,256 over 3 years
 Hot Water	£594 over 3 years	£594 over 3 years
Total	£7,101 over 3 years	£6,288 over 3 years

ENERGY EFFICIENCY RATING

Very energy efficient (Lower running costs)



Not energy efficient (Higher running costs)

For more information please consult the Energy Performance Certificate

GARDEN



To arrange your viewing...

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