



**Rufford Drive, Whitefield, M45**

£150,000 In Excess of

# Property Description

We are pleased to market this lovely two bedroom semi detached which benefits from useful loft room, fabulous rear garden, Freehold, long front grassed area and stones throw from local shops, schools etc.,

For those that may use it the Metro Link Station at Whitefield is literally a 7 minute walk away as are the bars, restaurants and cafes etc., that Whitefield has to offer. Popular convenient location ideal for First Time Buyers or young families alike.

The accommodation comprises entrance hallway, lounge which is located to the front of the property, dining room to the rear with door which leads through to a fully fitted kitchen. From the first floor landing there is a bathroom and two double bedrooms, a further landing or area ideal for study area with space saving stairs to most useful loft room. The loft room has velux windows and eaves storage.

To the front there is a long grassed area with pathway to front door, side gate which leads to rear garden. The rear garden is amazing and has a Zen feel with its planting, water feature etc., the garden is of good proportion and a true credit to the current Vendor. Viewing is strongly recommended to appreciate all this property has to offer.



EPC Rating: D

## Key Features

- ✓ Semi Detached
- ✓ Two Bedrooms with Useful Loft Room
- ✓ Two reception rooms
- ✓ Combination Boiler. Upvc Double Glazed
- ✓ Freehold
- ✓ Fabulous Rear Garden
- ✓ Set Back from Main Road
- ✓ Parking Bays at Front



# Rooms

## Hallway

Stairs leading to first floor landing and door through to lounge.

## Lounge

**13' 9" x 12' 11" (4.18m x 3.94m)**

Lounge is located to the front of the property and overlooks the lovely long front grassed area, door through to Dining Room.

## Dining Room

**11' 1" x 7' 0" (3.38m x 2.14m)**

Great sized dining room ideal for the young family as there is access to both lounge and kitchen.

## Kitchen

**8' 10" x 8' 3" (2.68m x 2.52m)**

The kitchen overlooks rear garden with range of base and wall units, spaces for electrical items and door which leads to rear garden.

## Landing

Landing area with access to two double bedrooms and bathroom. There is an additional area which is ideal as a study area with space saving stairs leading to useful loft room.

## Master Bedroom

**10' 11" x 9' 10" (3.32m x 3m)**

Master Bedroom is located to the front of the property.

## Bedroom Two

**9' 10" x 11' 1" (3m x 3.38m)**

Second bedroom is a double and located to the rear of the property.

## Bathroom

**5' 12" x 5' 6" (1.82m x 1.68m)**

Three piece white sanitary suite with tiling to all appropriate areas.

## Useful Loft Room

**15' 12" x 10' 10" (4.87m x 3.3m)**

Most useful area with eaves storage and two Velux windows, power and lighting. ( No planning)

# External Areas

## Garden

To the front there is a long grassed area with a gate to the side of the property which leads to rear garden. The rear garden is of good proportion and is beautifully landscaped in Chinese Zen like style with feature decked seating area and sunken carp pond. This garden is a true credit to the current Vendor.

## On Road

### 1 Parking Space

There is a parking bay to the front which offers parking for residents, non are allocated to a particular property.



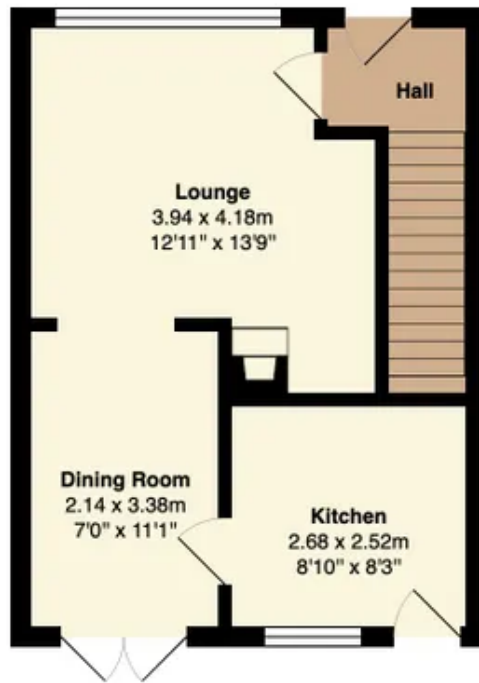




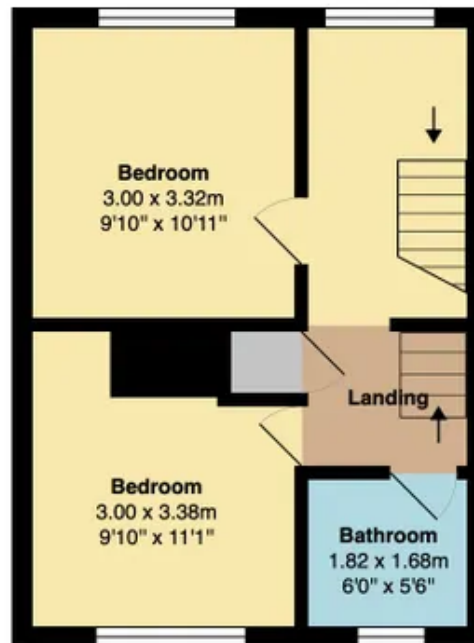




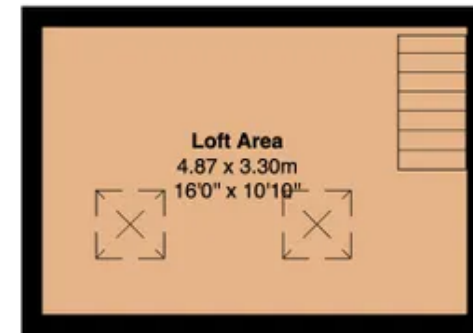
# All



**Ground Floor**  
Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>



**First Floor**  
Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>



**Second Floor**  
Area: 16.0 m<sup>2</sup> ... 173 ft<sup>2</sup>

Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>

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