



9 Hampstead Drive Whitefield, Manchester, M45 7YA

Asking price £275,000

A superbly appointed two bedroom duplex apartment in a highly desirable development in the heart of Whitefield. Within walking distance of Whitefield Metro station, Morrisons supermarket and a variety of bars and restaurants, the property is ideally located. Boasting a large main reception room, en suite facilities and secure off road parking we strongly recommend interested parties arrange a viewing.

9 Hampstead Drive Whitefield, Manchester, M45 7YA

A superbly appointed two bedroom duplex apartment in a highly desirable development in the heart of Whitefield. Within walking distance of Whitefield Metro station, Morrisons supermarket and a variety of bars and restaurants, the property is ideally located. Boasting a large main reception room, en suite facilities and secure off road parking we strongly recommend interested parties arrange a viewing.

Property Approach

The apartment overlooks a communal gated garden and is set back behind mature hedges and wrought iron gates. Access is via a communal front door with electronic video remote opening from within the apartment.

Communal Entrance



As well as access to the individual apartments this area provides access to the stairs, lift, metre cupboard and the rear door to the secure parking area.

Hall

A good sized wide hall with access to all ground floor receptions and stairs to first floor. Fitted wardrobes providing cloakroom storage.

Kitchen

11'1 x 16'3 (3.38m x 4.95m)



True eat in kitchen with extensive range of base and wall mounted units in Beech with shaker style doors and complimentary worktops with splash back tiling., stainless steel sink with drainer and mixer taps. Stainless steel oven with matching microwave, five ring gas hob with extractor over. Integrated fridge freezer, dishwasher and dryer. Wall mounted Potterton boiler. Space for table and four chairs.

Guest W.C



Pedestal wash hand basin with tiled splash back and matching W.C

Lounge

13'2 x 15'2 (4.01m x 4.62m)

Accessed via double doors from the hall this spacious main reception will accommodate a large 3/4 piece suite, TV unit etc.

228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.

9 Hampstead Drive Whitefield, Manchester, M45 7YA

First Floor



Stairs to first floor with half landing. Spacious landing with access to bedrooms and family bathroom. Door to walk in cupboard.

Bedroom 1

13'3 x 17'7 (4.04m x 5.36m)



Excellent sized master bedroom with full height fitted wardrobes and matching headboard.

En Suite

Well appointed bathroom with matching W.C, pedestal wash hand basin and walk in shower cubicle with Mira thermostatically controlled power shower. Half tiled to one wall.

Bedroom 2

15'1 x 10'2 (4.60m x 3.10m)



Excellent sized second bedroom with full height fitted wardrobes.

Family Bathroom



Three piece suite including bath with glass screen, mixer tap with shower fitment, W.C and pedestal wash hand basin. Half tiling to two walls. Wall mounted mirror fronted medicine cabinet.

Parking and Exterior

To the rear of the property there is a gated secure parking area with two designated open garages .

Council Tax

Band D, payable to Bury MBC.

Viewing

Through sole agents Jonathan Dines and Company

Points to Note

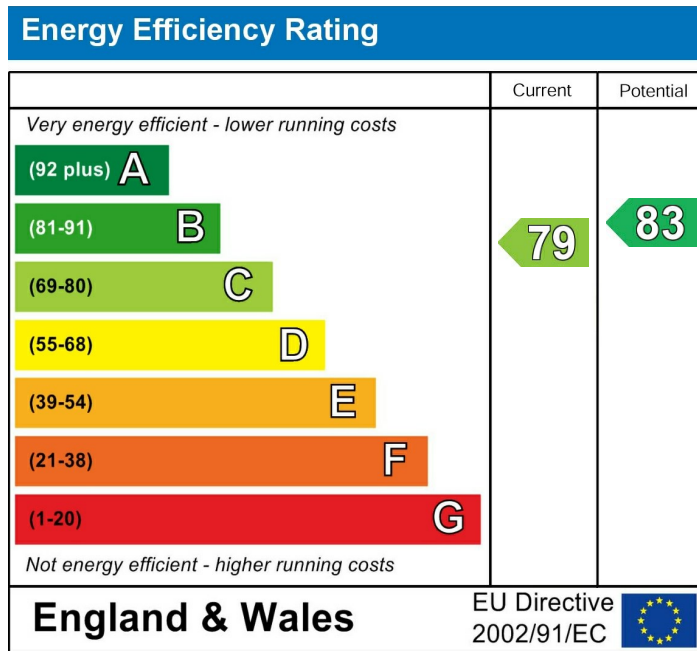
Service charge £1,238 per year, paid monthly. Ground rent £206 per year paid in two installments.



228, Bury New Road, Whitefield Manchester, M45 8QN
Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.

9 Hampstead Drive Whitefield, Manchester, M45 7YA



228, Bury New Road, Whitefield Manchester, M45 8QN
 Tel: 0161 766 4555 Email: sales@jonathandines.com
www.jonathandines.com

Property particulars are supplied by Jonathan Dines & Company and are set out in accordance with The Property Descriptions Act (1991) and are for general guidance outline only. For guidance of prospective purchasers or lessees the particulars do not constitute any part of an offer or contract. These particulars are produced in good faith and are given without any responsibility to the intending purchaser, lessee or third parties and therefore should not be relied upon as statements or representations of fact. No persons within the employment of Jonathan Dines & Company has any authority to make or give representations or warranties in relation to this or any other property.