



**7 Philips Drive Whitefield, Manchester, M45 7PY**  
**Offers in excess of £499,950**

Jonathan Dines and Company are delighted to offer for sale this unique 4/5 bedroom property occupying a quiet cul de sac location with views over Whitefield Golf club. Having been recently refurbished to a very high standard the property now boasts open plan living with a luxury fitted kitchen, spacious lounge with Bi-Folding doors into garden with golf course views. The property can be configured to have 3,4 or 5 bedrooms depending on number of reception rooms required. Amtico flooring, Quartz worktops and window sills, Duravit sanitary wear and Neff appliances are just some of the features on offer.

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### Property Approach

The property is set back in a quiet corner of the cul de sac providing off road parking for at least 3 vehicles.

### Porch

9'1 x 10'6 at widest point (2.77m x 3.20m at widest point)



Modern glass porch with Slider UK composite front door, Porcelain wood effect flooring. Quartz window sill.

### Hall

11'10 x 10'6 (3.61m x 3.20m )

Spacious hall with access to all ground floor reception rooms and stairs to first floor. Under stairs storage cupboard.

### Kitchen

16'1 x 9'9 (4.90m x 2.97m)



Beautifully appointed luxury kitchen in high gloss white with complimentary Quartz worktops and upstands. Double Neff side by side ovens, matching induction hob with extractor over. Integrated fridge, dishwasher and integrated large fridge and freezer. LED under cupboard lighting. Herring bone design Porcelain wood effect floor tiles carried through to main reception. LED ceiling spotlights.

### Main Reception/Dining Area

20'1 x 22'3 at widest point (6.12m x 6.78m at widest point)



Superb bright open plan living area with ample space for dining table, large three piece suite etc. Aluminium double Bi-Folding doors out to garden, inset lighting. Quartz window sill. LED spotlights. Herring bone design Porcelain wood effect floor tiles.

## 7 Philips Drive Whitefield, Manchester, M45 7PY

### Snug/Bedroom 4

12 x 11'10 (3.66m x 3.61m)



Front aspect, ideal as an additional reception room, TV room or home office. Quartz window sill.

### Utility Room

17'4 x 8'2 (5.28m x 2.49m)



Very useful utility room with range of base and wall mounted units. Stainless steel sink with drainer and splash back tiling. Back door to garden and door to guest W.C Porcelain floor. LED spotlighting.

### Guest WC



Wall mounted W.C with concealed cistern and wash hand basin. Tiled to one wall.

### Guest Bedroom (Off Porch)

7'9 x 23'4 (2.36m x 7.11m)



Additional bedroom with en suite facilities ideal as a guest suite, Au pairs room or even home gym. LED spotlights. Quartz window sill.



## 7 Philips Drive Whitefield, Manchester, M45 7PY

### En-Suite



Beautifully appointed en suite bathroom with Duravit W.C with Gerberit concealed toilet flush matching wash hand basin set in vanity unit with cupboard below. Walk in glass cubicle with thermostatically controlled shower. Amtico flooring. Porcelain tiles, LED spotlighting. Crosswater sanitary ware.

### First Floor



Stair case with designer balustrade with oak handrails and caps. LED spotlight and designer ceiling light.

### Bedroom 1

11'3 x 12'1 (3.43m x 3.68m )



Good sized main bedroom with front aspect and en suite facilities. Quartz window sill.

### En-Suite



Designer suite incorporating Duravit W.C with Gerberit concealed toilet flush, wall mounted wash hand basin set in vanity unit with draws below, walk in glass cubicle with thermostatically controlled shower with rainwater head. Amtico tiled floor and Porcelain tiled walls. LED spotlighting. Crosswater sanitary ware.

## 7 Philips Drive Whitefield, Manchester, M45 7PY

### Bedroom 2

10'6 x 13'11 (3.20m x 4.24m)



Good sized double second bedroom with golf course views. Quartz window sill.

### Bedroom 3

8'8 x 13'10 (2.64m x 4.22m)



Yet another double bedroom with golf course views. Quartz window sill.

### Family Bathroom



Finished to a superb standard with walk in shower cubicle, bath and wash hand basin all with designer taps. Duravit W.C with concealed cistern and Gerberit toilet flush. Amtico floor covering and contrasting Porcelain wall tiles. LED spotlighting. Crosswater sanitary ware.

### Store Room

2'7 x 10'3 (0.79m x 3.12m)

Useful space ideal for vacuum cleaner, ironing board etc.

### Loft

Part boarded loft with power. Accessed via a pull down three part ladder. The loft area is the full length and width of the property.

### Exterior



Fully enclosed rear landscaped lawned garden with soil borders for planting. Black Indian limestone patio area for garden furniture and sitting out. Double power socket and outside tap. Low post and panelled fence affords views of Whitefield golf course.

### Points to Note

The property has been refurbished to a very high specification and is in walk in condition. The property benefits from a new wireless alarm system, new central

## 7 Philips Drive Whitefield, Manchester, M45 7PY

heating system, K rendering to the external walls, fully rewired, new roof and flat roof. Certificates available. The property provides elegant modern living with with idyllic views. We strongly advise all interested parties to view to appreciate what is on offer.

### Tenure

TBA

### Council Tax

Payable to Bury MBC, Band F (solicitor to verify).

### Viewings

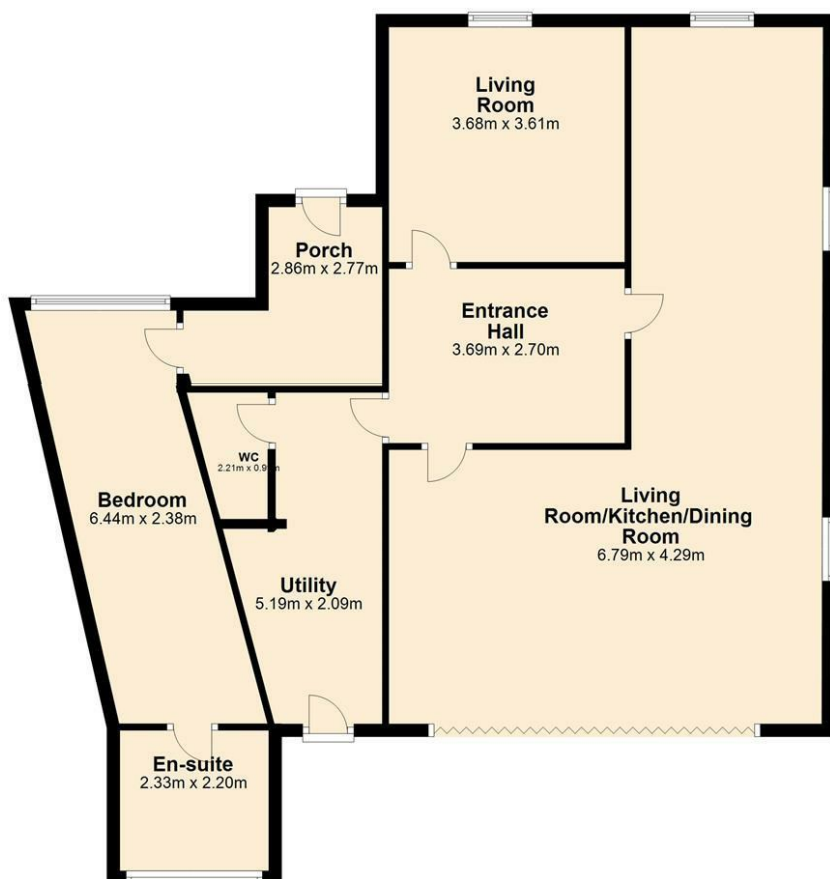
Through sole selling agents Jonathan Dines

### Points To Note



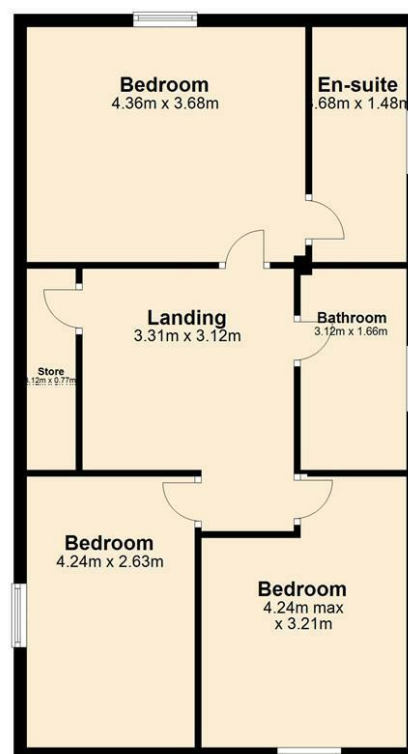
### Ground Floor

Approx. 114.8 sq. metres



### First Floor

Approx. 66.7 sq. metres



Total area: approx. 181.5 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	

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