



6 Higher Lane Whitefield, Manchester, M45 7FY
Offers in the region of £149,950

Jonathan Dines are delighted to offer for sale this three bedroom mid terrace property in a popular location. Sited at the bottom end of Higher Lane, this property falls within close proximity to various shops/fast food outlets and restaurants. The M60 can easily be accessed via nearby junction 17. The property offers two receptions, galley kitchen, two bedrooms, bathroom and gas central heating. To arrange your private viewing please call us on 0161 766 4555. Please note this property currently has a tenant and the required notice period will need to be served.

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Jonathan Dines are delighted to offer for sale this two bedroom mid terrace property in a popular location. Sited at the bottom end of Higher Lane, this property falls within close proximity to various shops/fast food outlets and restaurants. The M60 can easily be accessed via nearby junction 17. The property offers two receptions, galley kitchen, two bedrooms and bathroom. To arrange your private viewing please call us on 0161 766 4555.

Property Approach

Small garden and paved pathway set behind a low wall. Leading to a small porch UPVC glazed porch with double doors.

Entrance Hall

From the front door with stairs leading to the first floor.

Front Reception

10'8 x 11'11 (3.25m x 3.63m)



A good size reception room with space for either a lounge or dining room suite. Coving to the ceiling and dado rail.

Second Reception

14'3 x 12'4 (4.34m x 3.76m)



Second reception room to the rear of the property with feature chimney breast and door to the kitchen.

Kitchen

13'1 x 6'4 (3.99m x 1.93m)



Galley style kitchen to the rear of the property with white doors trimmed with beech effect wood. Matching beech effect worktops and co-ordinating floorings. Intergrated four plate gas hob and electric single over. Extractor fan over. Space for a washing machine and larder style fridge /freezer. Door to rear of the property.

Landing

Giving access to all bedrooms and shower room.

Bedroom 1

12 x 14'5 (3.66m x 4.39m)



A good size double bedroom.

Bedroom 2

7 x 9'10 (2.13m x 3.00m)

Single bedroom.

Bedroom 3

6'10 x 9'10 (2.08m x 3.00m)

Single bedroom.

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Shower Room



Comprising walk in shower cubicle, low level wc and a pedestal hand basin. Fully tiled.

Exterior



To the rear of the property is a good size enclosed paved yard.

Point to Note

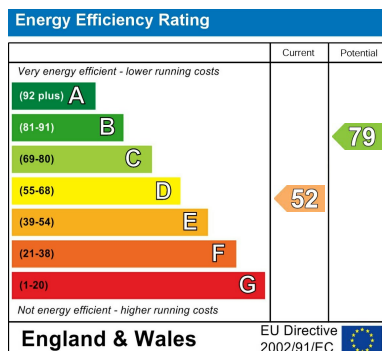
There is a tenant living in the property and a notice period will need to be served.

Council Tax

Band B, payable to Bury MBC.

Viewings

Through sole selling agents Jonathan Dines.



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