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56 DALES LANE  
Whitefield, M45 7NN  
Offers In The Region Of £550,000

# 56 DALES LANE

## Property at a glance

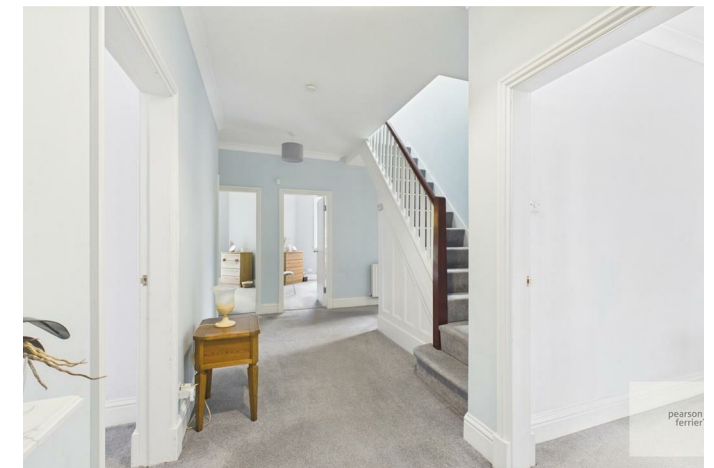
- PERIOD DETACHED PROPERTY
- PRESTIGIOUS LOCATION ON DALES LANE
- FOUR BEDROOMS
- CONTEMPORARY BATHROOM AND KITCHEN
- PRIVATE GARDENS
- GARAGE AND DRIVEWAY
- FREEHOLD

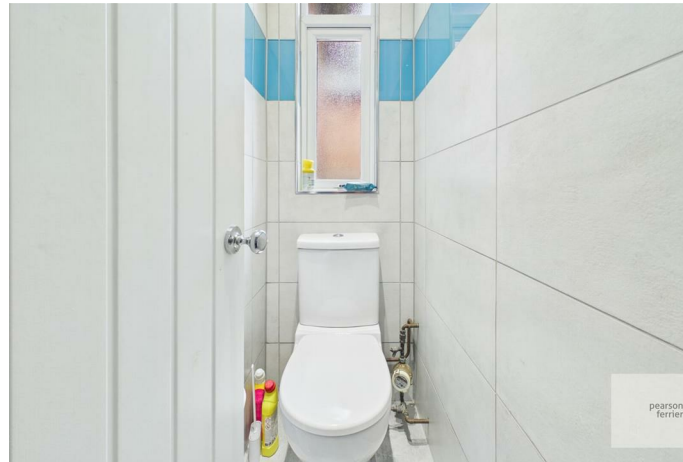
A beautifully proportioned, spacious FREEHOLD detached family home in a much sought after part of Whitefield. The property is situated on a large private plot and has ample parking to the front with a well established garden to the rear that are not overlooked. The property is located just off Ringley Road in the heart of Whitefield; within walking distance of local schools, shops, restaurants and the Metrolink station. Briefly, the accommodation on offer comprises; a generous and inviting entrance hallway with period stained glass windows. spacious lounge and second reception room, each with bay windows to the front, good sized kitchen/diner, family bathroom with separate w.c and four double bedrooms; three on the ground floor, with a fourth double bedroom to the first floor. Viewing is essential to appreciate the accommodation on offer and is offered to the market with no onward chain.

Tenure - Freehold

EPC - D

Council Tax Band - F







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

170.1 m<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>

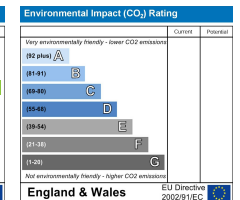
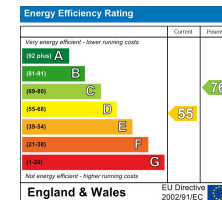
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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