



pearson  
ferrier®



56 DALES LANE  
Whitefield, M45 7NN  
£1,800 Per Calendar Month



# 56 DALES LANE

## Property at a glance

- AVAILABLE MAY 2025
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY BATHROOM
- PRIVATE GARDENS
- GARAGE AND PARKING
- OPEN PLAN FITTED KITCHEN
- DESIRABLE LOCATION
- WALKING DISTANCE TO METROLINK

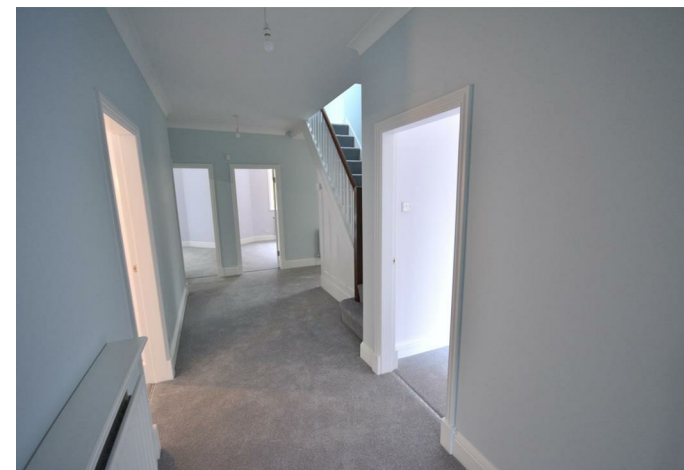
\*\*\*AVAILABLE MAY 2025\*\*\* A beautifully proportioned, spacious detached family home in a much sought after part of Whitefield. This perfectly formed, four bedroom bungalow has recently been enhanced by an extensive programme of refurbishment, creating a truly immaculate and desirable home. The property is situated on a large private plot and has ample parking to the front with a well established garden to the rear that is not over looked.

Briefly, the accommodation on offer comprises; a generous and inviting entrance hallway with period stained glass windows. Large lounge and second reception room, each with bay windows to the front. Four generous bedrooms; three on the ground floor, with a fourth double bedroom to the first floor with access to eaves storage. A large modern fully fitted kitchen diner, and contemporary bathroom with separate double walk in shower. 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.

### ADDITIONAL INFORMATION:

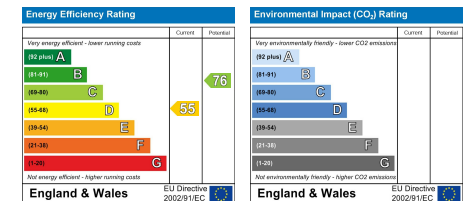
The EPC rating is band D. Council Tax Band F.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.









Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.