



2A PARK LANE  
Manchester, M45 7PU  
Offers In The Region Of £170,000

# 2A PARK LANE

## Property at a glance

- deceptively spacious ground floor flat
- ideally positioned within a highly sought-after residential location on Park Lane, Whitefield
- well-proportioned accommodation throughout and enjoys fantastic open views overlooking Whitefield Golf Course, creating a peaceful and attractive outlook rarely found
- spacious lounge featuring sliding patio doors that lead directly onto a rear balcony, perfectly positioned to take full advantage of the stunning views
- modern fitted kitchen is well appointed with a range of integrated appliances
- two generous double bedrooms, with bedroom two benefiting from fitted wardrobes,
- a modern, stylish shower room which was recently installed in April 2024
- PVC double glazing, an electric heating system
- conveniently placed for easy access to a wide range of local amenities including Whitefield Metrolink station and nearby motorway networks offering seamless travel to Manchester City Centre and beyond
- shared garage to the rear, providing off-road parking for one car

Pearson Ferrier are delighted to bring to the market this deceptively spacious ground floor flat, ideally positioned within a highly sought-after residential location on Park Lane, Whitefield.

The property offers well-proportioned accommodation throughout and enjoys fantastic open views overlooking Whitefield Golf Course, creating a peaceful and attractive outlook rarely found.

Internally, the flat comprises a spacious lounge featuring sliding patio doors that lead directly onto a rear balcony, perfectly positioned to take full advantage of the stunning views. The modern fitted kitchen is well appointed with a range of integrated appliances, providing both style and practicality.

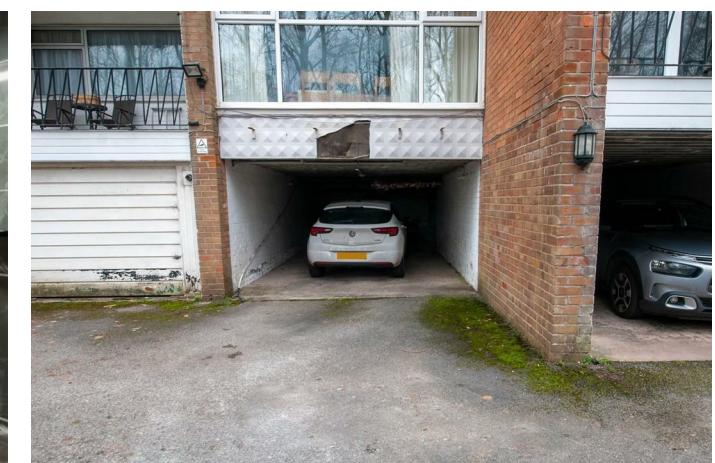
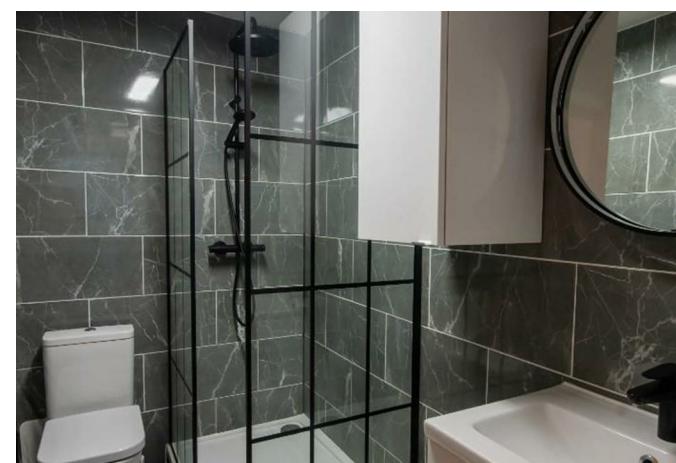
There are two generous double bedrooms, with bedroom two benefiting from fitted wardrobes, and a modern, stylish shower room which was recently installed in April 2024. Further features include PVC double glazing, an electric heating system, and a new water tank installed in December 2025.

Externally, the property benefits from a shared garage to the rear, providing off-road parking for one vehicle.

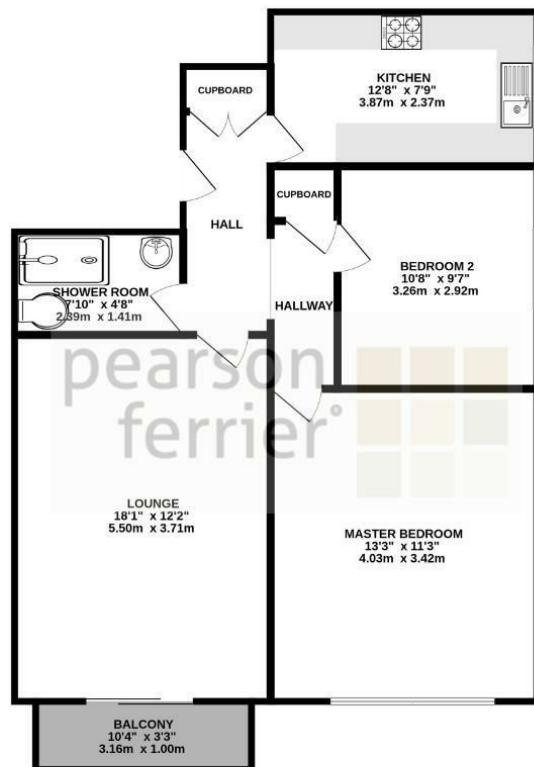
The location is a particular highlight, being conveniently placed for easy access to a wide range of local amenities including nearby schools, shops, the local synagogue, and the vibrant nightlife of Whitefield with its excellent selection of pubs, bars, and restaurants. Commuters are well catered for with Whitefield Metrolink station and nearby motorway networks offering seamless travel to Manchester City Centre and beyond. For those who enjoy the outdoors, beautiful countryside walks can be found close by along the Outwood Trail and Clifton Country Park.

An early viewing is highly recommended to fully appreciate the space, setting, and lifestyle this superb property has to offer.





GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operation or efficiency can be given.  
Drawing made with Metropix ©2005

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (70-80)                                     | <b>C</b> |         |           |
| (55-69)                                     | <b>D</b> | 65      | 77        |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |
| England & Wales                             |          |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |         |           |
| (92 plus)   | <b>A</b> |         |           |
| (81-91)   | <b>B</b> |         |           |
| (70-80)   | <b>C</b> |         |           |
| (55-69)   | <b>D</b> |         |           |
| (39-54)   | <b>E</b> |         |           |
| (21-38)   | <b>F</b> |         |           |
| (1-20)  | <b>G</b> |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |         |           |
| EU Directive 2002/91/EC   |          |         |           |
| England & Wales   |          |         |           |

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