



Victoria Court, Whitefield, Manchester

Price £149,950

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## Entrance Hallway

From the communal hall and landing - Front entrance door, wood effect laminate flooring, doors through to all room. Built in storage cupboard. Radiator.

## Open Plan Living Room & Kitchen

Furnished with a range of fitted wall mounted and base level units with work top surfaces over incorporating a breakfast bar. Stainless steel sink and drainer unit with mixer tap. Fitted electric oven and grill with a four ring ceramic hob and an extractor hood over. Space for an automatic washing machine, space for a fridge freezer. Tiled splashback, Double glazed window.

The living room area features the continuation of the wood effect laminate flooring, a double glazed window and overhead skylight, feature internal window into hallway and radiators.

## Bedroom One

Continuation of the wood effect laminate flooring, double glazed window, radiator. Door to the jack and jill bathroom.

## Jack & Jill Bathroom

Furnished with a four piece suite comprising panelled bath, walk in shower enclosure, pedestal wash hand basin and a low level WC.

## Bedroom Two

Continuation of the wood effect laminate flooring, double glazed window and radiator.



Google M60

Map data ©2026 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(70-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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