



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ringley Park, Whitefield, M45 7NT

Offers Over £1,500,000

A TRULY EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the prestigious Ringley Park in Whitefield, Manchester, this substantial and versatile detached family home offers an exceptional living experience. Set just off Ringley Road and backing onto the serene Strand Golf Club, this property is perfect for those seeking both comfort and convenience.

Spanning three floors, the house boasts an impressive range of reception rooms, providing ample space for family gatherings, entertaining guests, or simply enjoying quiet evenings at home. Each of the six well-proportioned double bedrooms ensures that everyone has their own personal retreat, with the main suite featuring a luxurious ensuite bathroom and a spacious dressing room, adding a touch of elegance to daily living.

The property is finished in a tasteful neutral decor throughout, reflecting a warm and inviting atmosphere that has been lovingly maintained. This attention to detail allows new occupants to move straight in without the need for immediate renovations or updates.

For those with multiple vehicles, the property offers gated off-road parking on a double driveway, leading to an integral double garage. This feature not only enhances convenience but also adds an extra layer of security.

In summary, this remarkable family home in Ringley Park is a rare find, combining spacious living areas, well-appointed bedrooms, and a prime location. It is an ideal choice for families looking to settle in a desirable neighbourhood while enjoying the benefits of modern living.



- Exceptional Detached Property
- Spacious Reception Rooms - Perfect For Entertaining
- Gated Off Road Parking On Driveway
- EPC Rating D

- Six Bedrooms
- Impressive Master Bedroom Suite With Dressing Room & En Suite
- Freehold

- Contemporary Open Plan Dining Kitchen
- Wrap Around Gardens
- Council Tax Band H

Ground Floor

Entrance

Hardwood single glazed double doors to the porch

Porch

9'8 x 6'11 (2.95m x 2.11m)

Two hardwood single glazed windows, spotlights, exposed brick elevations, tiled flooring, door to entrance hall

Entrance Hall

37'11 x 16'7 (11.56m x 5.05m)

Three UPVC double glazed windows, four central heating radiators, vaulted ceiling to galleried landing, coving to ceiling, five feature wall lights, alarm panel, tiled flooring, stairs leading to the first floor and lower ground floor, doors leading to garage, WC, cloak storage, snug, dining room, and kitchen.

Garage

19'11 x 18'11 (6.07m x 5.77m)

Remote up and over door, wall mounted boiler, fitted storage

WC

11'3 x 6'4 (3.43m x 1.93m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top glass wash basin with mixer tap, illuminated mirror, partially tiled elevations, tiled flooring, coving to the ceiling, spotlights

Snug

17'10 x 14'2 (5.44m x 4.32m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, spotlights, four feature wall lights, wood effect flooring, UPVC double glazed French door set within a bay window to the rear, door to the inner hall.

Inner Hall

Central heating radiator, steps to the kitchen, door to the utility/second kitchen

Utility/Second Kitchen

11'1 x 8'2 (3.38m x 2.49m)

Wood effect wall and base units with laminate worktops, double oven and four ring gas hob, extractor hood, tiled splashbacks, stainless steel sink with draining board and mixer taps, integrated microwave and dishwasher, plumbing for a washing machine and tumble dryer, spotlights, tiled effect flooring, UPVC double glazed door and side windows to the rear

Kitchen

21'10 x 16'1 (6.65m x 4.90m)

UPVC double glazed window, central heating radiator, wall and base units with granite worktops with island and breakfast bar, double oven, microwave oven, coffee machine and warming drawer in a high rise unit, five ring gas hob, extractor hood, inset sink with mixer tap and Quooker filter tap, integrated wine fridge, two fridge freezers, larder cupboard, and ice machine/water cooler, integrated speaker system, spotlights, tiled flooring, UPVC double glazed French doors to the rear, door to dining room

Dining Room

18' x 14'6 (5.49m x 4.42m)

UPVC double glazed French doors and windows to the rear, two central heating radiators, coving to the ceiling, steps to the sitting room

Sitting Room

22'9 x 18' (6.93m x 5.49m)

Two UPVC double glazed windows, two UPVC double glazed bay windows, three central heating radiators, coving to the ceiling, living flame gas fire with metal surround, marble hearth and decorative mantel, four feature wall lights

Lower Ground Floor

Landing

Door to WC and hallway

WC

7'2 x 2'8 (2.18m x 0.81m)

Central heating radiator, low basin WC, wall mounted wash basin with mixer tap

Hallway

Central heating radiator, wood effect flooring, UPVC double glazed French doors to the front elevation, doors to two storage, gym, and family room

Gym

20'6 x 13'11 (6.25m x 4.24m)

Two central heating radiators, wood effect flooring, spotlights, integrated speaker system, UPVC double glazed French doors to the rear, double doors to the family room

Family Room

37'8 x 18'5 (11.48m x 5.61m)

Five UPVC double glazed windows, three central heating radiators, spotlights, partial wood effect flooring

First Floor

Galleried Landing

Two central heating radiators, smoke alarm, spotlights, coving to ceiling, two loft accesses with pull down ladders to boarded loft spaces, doors leading to six bedrooms and a bathroom

Bedroom One

21'4 x 18'6 (6.50m x 5.64m)

Two UPVC double glazed bay windows, central heating radiator, coving to ceiling, spotlights, doors leading to dressing room, and ensuite

Dressing Room

11'9 x 9'3 (3.58m x 2.82m)

UPVC double glazed window, central heating radiator, fully fitted wardrobes

Ensuite

14'8 x 9'10 (4.47m x 3.00m)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, tile panel double bath with jets, direct feed shower enclosure, spotlights, fully tiled elevations, tiled flooring, fitted storage

Bedroom Two

18'8 x 15'9 (5.69m x 4.80m)

UPVC double glazed bay window, two central heating radiators, spotlights, coving to ceiling, fitted wardrobes

Bedroom Three

16'11 x 15'2 (5.16m x 4.62m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving to ceiling, spotlights

Bedroom Four

15'4 x 11'1 (4.67m x 3.38m)

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, fitted wardrobes, door to Jack and Jill ensuite

Bedroom Five

11'8 x 11'1 (3.56m x 3.38m)

UPVC double glazed window, central heating radiator, coving to ceiling, door to Jack & Jill ensuite

Jack and Jill Ensuite

11' x 10'5 (3.35m x 3.18m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tile panel double bath with mixer tap and overhead direct feed shower, spotlights, fully tiled elevations, tiled flooring, fitted storage

Bedroom Six/Study

11'1 x 9'8 (3.38m x 2.95m)

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, integrated speaker system, fitted office furniture, television point

Bathroom

14'7 x 13'11 (4.45m x 4.24m)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, dual flush WC, twin wall mounted wash basins with mixer taps, bidet, tile panel double bath with mixer tap and rinsehead, direct feed shower enclosure, spotlights, fully tiled elevations, tiled flooring, storage

Exterior

Gated entrance gates leading to ample off-road parking for numerous vehicles leading to the integral double garage. Wrap around gardens features an array of flowering bedding areas to the front and paths leading down either side of the property to the rear garden. The rear garden is mainly laid to lawn with bedding areas and patios with views over Strand Golf Club to the rear.

