



Marle Croft
Whitefield

Miller Metcalfe
Every step of the way

Marle Croft

Whitefield

Detached



5



2

EPC Rating - D

Have you been long searching for your forever home that your family can enjoy for years to come? You will surely have found what you've been looking for at Marle Croft. If you're looking for a breath-taking family residence with all the trimmings then please keep reading!

The property, which stands proudly on a commanding and enviable corner plot at the foot of a quiet and well-regarded cul-de-sac in Whitefield is perfectly suited to modern family living.

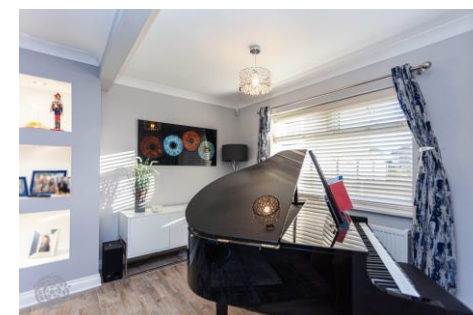
A true and complete credit to the current owners, the property has gone under a complete transformation recently and now offers a modern and elegant standard of living you are unlikely to find anywhere else.

There's two reception rooms on offer. One is a formal lounge which is perfect for entertaining and mingling with guests. There initially was a double garage but this has been part-converted to offer another substantial room currently used as a play room for children. This however has a multitude of different uses and could perhaps be a TV room, dining area or even a ground floor bedroom for those that have regular visitors. Prepare to be gobsmacked when you step foot into a gorgeous family kitchen/dining area at the rear of the property which is the hub of the house. Take the stairs to the first floor and the theme of quality and space continues. Five bedrooms are on offer, all of which are double in addition to the family bathroom suite. The master bedroom is practical as well as spacious and has the additional benefit of an en-suite bathroom and a dressing area.

There's very few homes on the market that offer complete curb appeal with the ability of moving in and enjoying from day one. We think number 33 would be perfectly suited to a large, growing family to enjoy and take advantage of for years to come.

Marle Croft is quiet, well-regarded and much sought after location in Whitefield close to a host on nearby popular amenities. Located just off Ringley Road, there's a good selection of primary and secondary schools plus shops, restaurants and leisure facilities. For those that need to commute or travel, there's great links to Bury, Manchester and beyond via road and rail.

In brief, the accommodation comprises of; entrance door leading to a spacious, bright and welcoming hallway which has the additional benefit of under-floor heating . At the front of the property you'll find a substantial reception room currently used as a play room and used to be part of the double garage. The hallway provides access to a cloakroom and separate utility space. A door leads a sensational kitchen/dining area to the rear which is fitted out with a high end Diane Berry kitchen and boasts a combination of base and eye level fitted units, integrated appliances and Quooker tap. There's plenty of light on offer from the two skylight windows and the bi-folding doors leading to the garden. When it gets a little chilly, fire up the wood burner which is another warm, cozy feature. Adjacent to the kitchen is a formal lounge with dual aspect





windows and is a perfect place to settle down for the evening. Take the stairs to the first floor and you'll find five generous double bedrooms in addition to an elegant family bathroom suite. The master bedroom can be found at the front which benefits from an en-suite bathroom and separate dressing room.

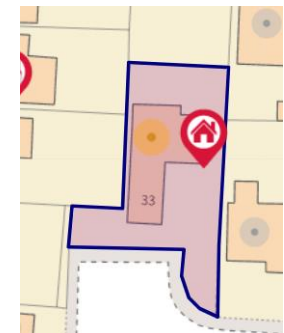
TENURE
Freehold

LOCAL AUTHORITY & COUNCIL TAX
Bury Council
Band: G
Annual Price: £3,454

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic 7 Mbps
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin





Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.