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BLACK LABEL

8 PINFOLD LANE
Whitefield, M45 7JS

8 PINFOLD LANE

Property at a glance

- SUBSTANTIAL VICTORIAN RESIDENCE
- HIGHLY REGARDED RESIDENTIAL LOCATION
- CENTRALLY LOCATED WITHIN 15 MINS TO MANCHESTER CITY CENTRE
- FOUR BEDROOMED ACCOMMODATION
- BEAUTIFULLY AND SYMPATHETICALLY PRESENTED
- PRIVATE WELL STOCKED AND MATURED GARDENS
- REMOTELY OPERATED ENTRANCE
- BASEMENT LEVEL WITH POSSIBILITY FOR DEVELOPMENT
- FREEHOLD

A most imposing and beautifully presented substantial Victorian FREEHOLD property situated on a select road within the All Saints Conservation Area of Whitefield, an area of special architectural and historical interest. Pinfold Lane is more or less in the centre of a highly regarded residential district of Whitefield and only a short walk to all local amenities and the Metrolink Service. Surrounded by mature trees affording a good deal of privacy, the property has been sympathetically and authentically modernised over the years and cleverly blends modern living with features of the Victorian Era.

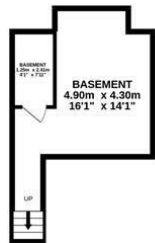
The accommodation is set out over three floors plus a basement room. In total there are four generous bedrooms the main benefiting from an ensuite shower room. On the ground floor there is a glamorous hallway with original spindled staircase and ornate coving and dado rails. There is a formal lounge with original marble fireplace, guest cloakroom/w.c., kitchen, dining area, utility room and then to the rear there is a superb garden/entertaining room with sun room off. The detailing is quite remarkable, the windows are sealed unit double glazing and with fitted plantation style blinds and Karndean flooring covers the majority of the ground floor accommodation. To the outside the matured gardens provide a good deal of privacy, there is a patio area located just outside the garden room with sun awning and to the front there are well established planted areas and a good sized driveway with parking for multiple vehicles. The property is approached from Pinfold Lane via remotely operated entrance gates.

Tenure - Freehold
EPC Rating E
Council Tax Banding F

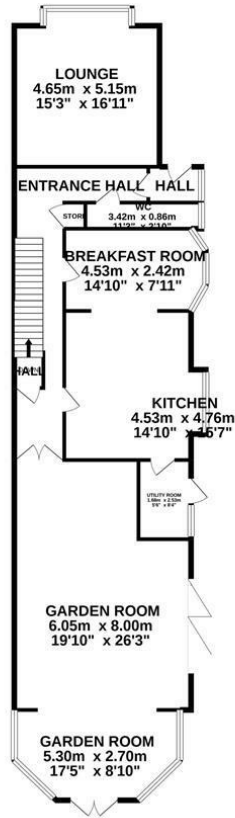




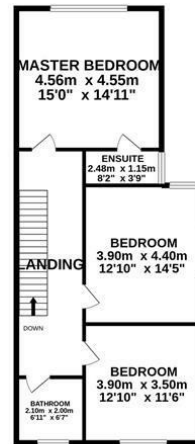
BASEMENT
22.4 sq.m. (241 sq.ft.) approx.



GROUND FLOOR
136.7 sq.m. (1471 sq.ft.) approx.



1ST FLOOR
75.5 sq.m. (813 sq.ft.) approx.

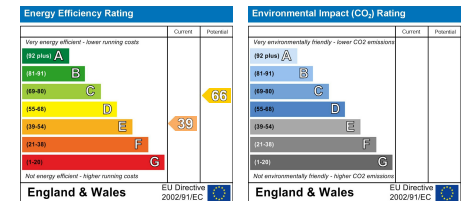


2ND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA: 274.7 sq.m. (2956 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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