

## Polefield Road, Manchester M9

- IMMACULATEDLY PRESENTED THROUGHOUT
- MANY ORIGINAL CHARACTER FEATURES
  - BUILT IN 1850'S
- USEFUL CELLAR/UTILITY ROOM
  - READY TO MOVE INTO
- BRAND NEW ROOF
- OFF ROAD PARKING
- CLOSE TO NORTH MANCHESTER GENERAL HOSPITAL
  - CLOSE TO MANCHESTER CITY CENTRE
  - COUNCIL TAX BAND - A

Offers In Excess Of £285,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



Hunters proudly presents a traditional and modern two bedroom mid terraced house situated on Polefield Road in Manchester. This immaculately property, dating back to the 1850's, captures the essence of its era while seamlessly integrating contemporary conveniences. Boasting a spacious plot that accommodates off road parking for two vehicles and originally designed as a three bedroom house, the interior has been thoughtfully reconfigured to meet the lifestyle preferences of its current owners, making it equally appealing to first time buyers or those seeking to downsize.

Stepping inside, the expansive hallway sets the tone for the home's generous proportions. The ground floor unfolds with a graceful flow, revealing a cosy lounge flood natural light streaming through the bay window. Adjacent, a versatile second reception room, currently utilised as a sitting room, provides flexibility and additional storage options with convenient stair access to the cellar, repurposed as a utility room. The well appointed kitchen and adjoining dining room, adorned with a glass roof, create a luminous atmosphere, perfect for family gatherings. Throughout, tasteful decor harmonises with tall ceilings and large windows, ensuring a bright and airy space throughout.

Upstairs unveils two generously proportioned double bedrooms. The master bedroom, seamlessly merges two original bedrooms into a spacious one bedroom, easily customisable to suit individual preferences. Completing this floor is a luxurious family bathroom, offering indulgent amenities including a walk in shower, a jacuzzi bath, accompanied by WC and hand wash basin facilities.

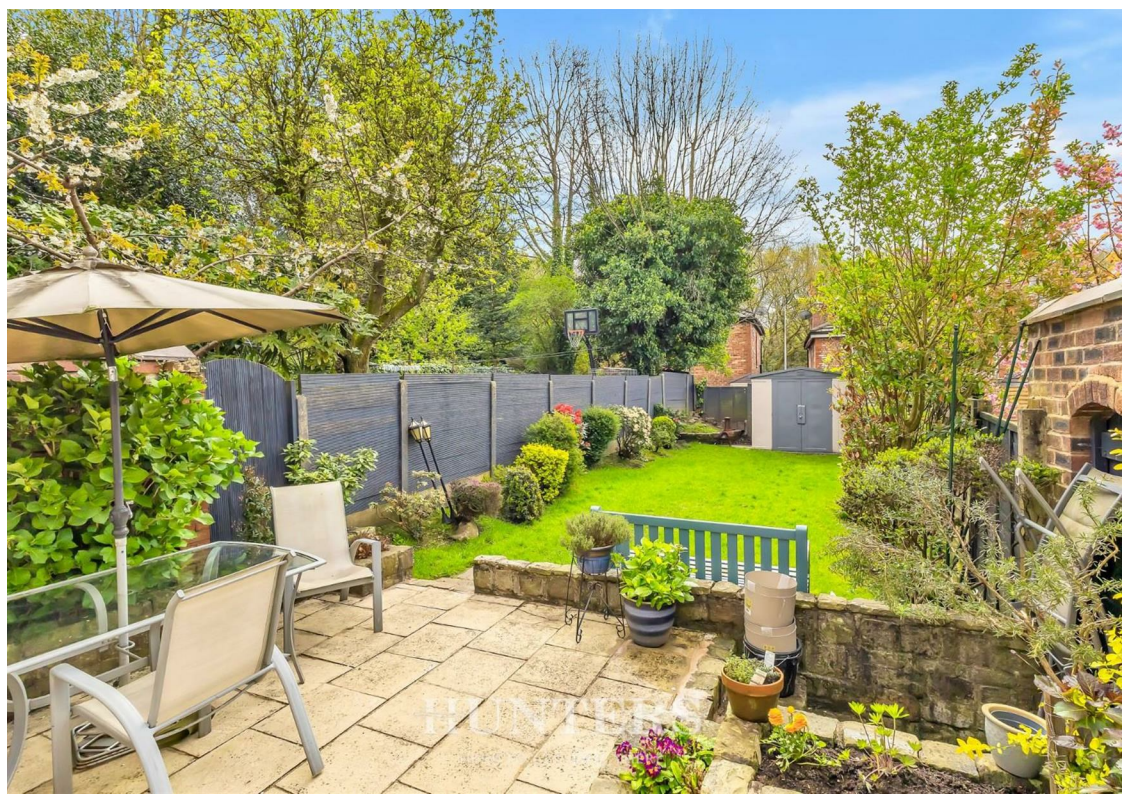
Externally, the driveway is adorned with patterned imprinted concrete which gives curb side appeal, while the meticulously maintained rear garden, featuring lawns and a charming patio area and accessible via french doors from the dining room.

Conveniently located just around 4 miles from Manchester city centre and in close proximity to the M60 Ring Road, Polefield Road provides easy access to amenities. With North Manchester General Hospital less than one mile away. Heaton Park, Boggart Hole Clough and Blackley Golf Club within a short distance. Superb transport links and a wealth of nearby schools, shops enhance the appeal of this exceptional property.

Tenure: Leasehold - 825 years remaining Ground Rent: £1.50 per annum. EPC Rating: C Council Tax Band: A

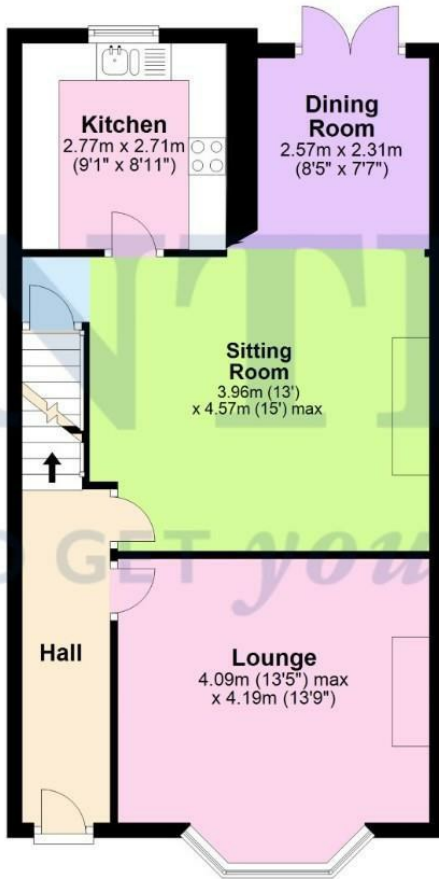








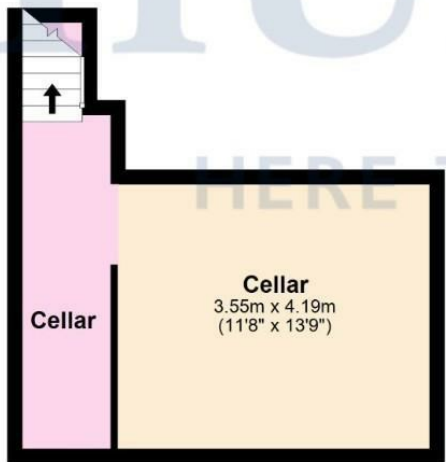
**Ground Floor**  
Approx. 57.2 sq. metres (616.2 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.9 sq. feet)



**Basement**  
Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

**Viewing**

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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