



## Polefield Road, Manchester M9

- NO CHAIN
- HIGHLY DESIRABLE LOCATION
- BEAUTIFULLY PRESENTED REAR GARDEN
- CLOSE TO MIDDLETON TOWN CENTRE
- DRIVEWAY FOR SEVERAL CARS
- LARGE PLOT ROUGHLY 2,751 SQ FT
- FIVE/SEVEN BEDROOMS
- BRAND NEW BOILER
- CLOSE TO BOGGART HOLE CLOUGH
- IDEAL FOR A GROWING FAMILY

**Price £525,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters proudly present this exceptional, well maintained five bedroom dormer bungalow, located on the highly sought after Polefield Road in Blackley, Manchester. Offering generous living space perfect for a growing family, this expansive home spans approximately 2,751 sq. ft. and is being offered with no chain.

Upon entering through the porch, you are greeted by a spacious hallway that leads into a light filled and expansive lounge, featuring a bay window to enhance the natural light and a cosy log burner for added warmth. The ground floor also offers four well sized bedrooms, a contemporary kitchen/dining area with a breakfast bar, ideal for entertaining family and guests, a convenient downstairs WC, a family bathroom, an en-suite, and a dressing room. Additionally, there is a handy store/utility room. One of the downstairs bedrooms has sliding doors that open onto a tranquil sitting room, where you can relax while enjoying beautiful views of the stunning garden. French doors from the sitting room lead directly to the meticulously landscaped rear garden, allowing you to seamlessly blend indoor and outdoor living.

Stairs lead up to the first floor, which features a spacious bedroom with Velux windows, a family bathroom, an office space, and ample storage.

Externally, the property benefits from a large driveway providing parking for several cars, ideal for guests, a well maintained front garden with extra land to the side.

The private rear garden is truly a highlight of this property, offering an expansive, space that is perfect for both relaxation and entertaining. Set on approximately a quarter of an acre, the garden is beautifully landscaped with a patio area is ideal for outdoor dining in the upcoming summer months, while the summerhouse provides a serene spot. For those who enjoy outdoor relaxation, the garden features a jacuzzi, offering a perfect retreat after a long day. Additionally, there is a workshop/storage space, providing ample room for hobbies or additional storage needs.

Further benefits include the installation of a brand-new boiler, with the property being offered with no onward chain.

The location is highly convenient, with Manchester city centre just 4 miles away and easy access to the M60 Ring Road. Local amenities are close by, including North Manchester General Hospital less than one mile away, Heaton Park, Boggart Hole Clough, and Blackley Golf Club, all within short distance. Excellent transport links and a wide range of nearby schools and shops further enhance the appeal of this outstanding family home.

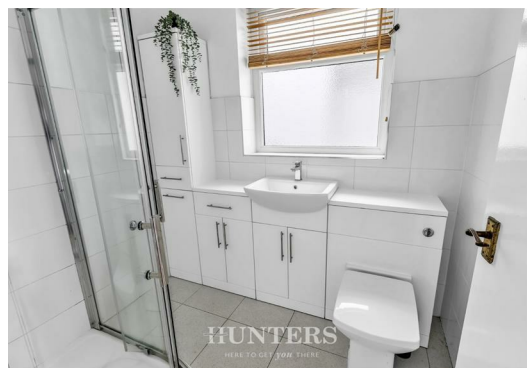
An early viewing is highly recommended to fully appreciate the exceptional space, quality, and features this property has to offer. With its impressive layout, stunning rear garden, and fantastic location, this home is sure to attract significant interest. Don't miss the opportunity to view this property.

Tenure: Leasehold - 1328 years remaining

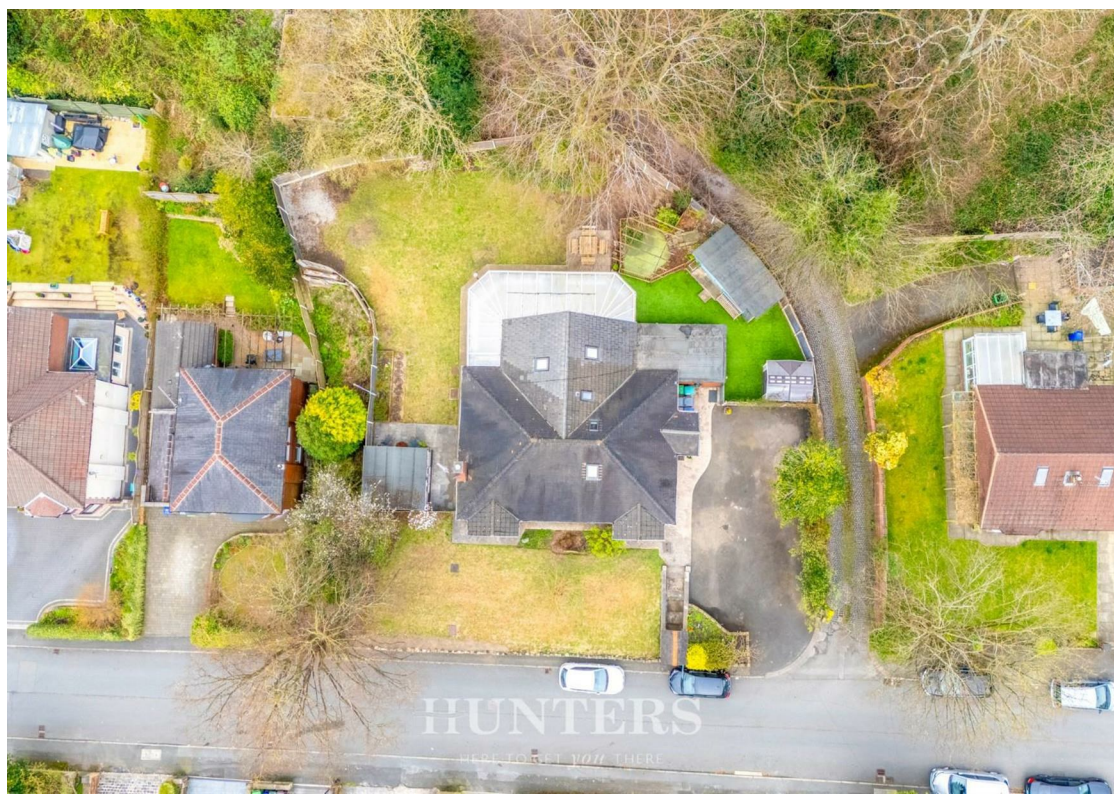
Ground Rent: £12.00 per annum

EPC Rating: TBC

Council Tax Band: E









## ENERGY PERFORMANCE CERTIFICATE

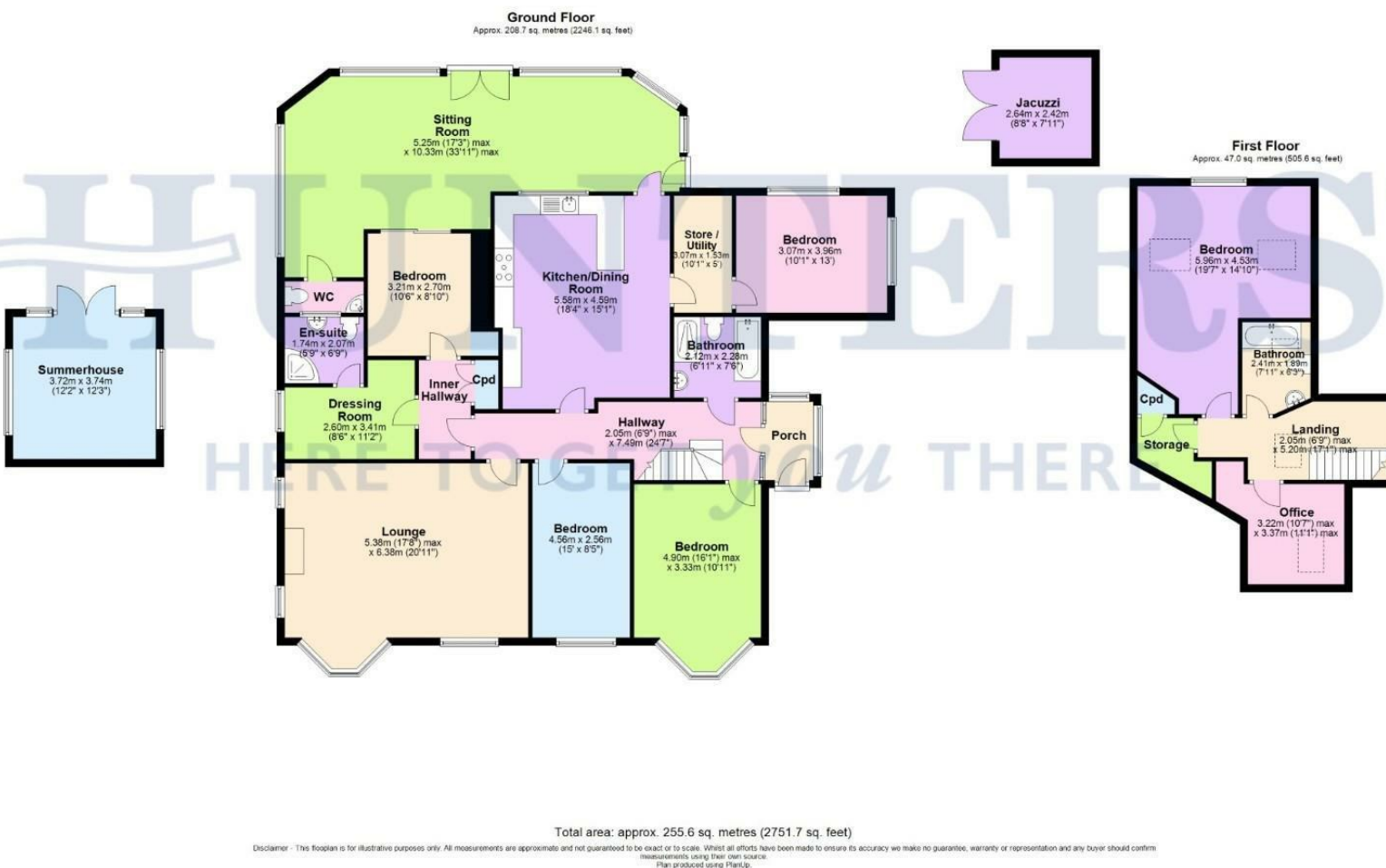
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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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