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45 Polefield Road, Blackley



- THREE DOUBLE Bed Semi Detached Property Of Distinction With Large Cellars
  - Down-Stair W.C / Two Spacious Reception Rooms
- Large Dining Kitchen With Open Plan Access To Rear Conservatory
  - Master Bedroom With En-Suite And Separate Dressing Room
- Three-Piece Family Bathroom / Walled And Gated Shingle Garden
  - Full Width Rear Stone Patio With Borders And Pergola

£415,000

THREE DOUBLE bed semi detached property of distinction with stunning interior and large cellars. Constructed during the Edwardian period of 1901 this characterful property retains many original features which compliment the modern living accommodation. Briefly comprising of gas central heating, uPVC double glazing (along with some original stained glass), spacious hallway, down-stair W.C, bay fronted lounge, large rear reception room and a dining kitchen with open access to the conservatory which leads out to the rear garden. There is also a fixed staircase to the large cellar room which has a separate utility area and storage space. The first floor affords the master bedroom with a three-piece en-suite and open plan access to what was originally the fourth bedroom but is currently used as a dressing room. There are also two further double bedrooms and a three-piece family bathroom. Externally to the front is a walled and gated entrance with a paved area and a feature shingle garden with soil borders housing a variety of plants and shrubs. There are also steps leading up to the original storm porch with feature tiling and stained glass windows. To the rear is a full width stone patio with walled and soil borders leading up to a recently constructed pergola with tiled flooring, light and power, ideal for outdoor dining and entertaining. Situated on the highly sought after Polefield Road in Blackley which is ideally positioned for transport links to Manchester City centre, local shops, schools and amenities and convenient for the M60 motorway network.

## GROUND FLOOR

### STORM PORCH

Entrance porch with feature tiled flooring and part stained glass door and windows.

### HALLWAY AND CELLAR

5.92m x 5.08m (cellar) (19'5" x 16'7" (cellar))

Impressive hallway with original "Lincrusta" coving and picture rail, wood panelled walls, Cathedral Oak flooring, radiator and staircase leading to the first floor. There is also a doorway and staircase leading down to the large cellar room which has a fireplace, tiled flooring and spotlights. There is also a separate utility area with space and plumbing for an automatic washing machine, space and vent for tumble dryer and ample storage.

### W.C

Down-stair W.C with vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, tiled flooring and radiator.

### LOUNGE

4.34m x 4.23m (14'2" x 13'10")

Front aspect with large bay window, feature fire-place housing a living flame gas fire, feature panelled ceiling, coving, picture rail, T.V point, Cathedral Oak flooring and radiator.



### REAR LOUNGE

5.10m x 3.37m (16'8" x 11'0")

Stunning rear lounge with large curved bay housing original leaded windows and doors, feature cast iron fire surround housing open fire, original skirting, coving and picture rail, Cathedral Oak flooring, two radiators, T.V point, access and pleasant views over the rear garden.



### DINING KITCHEN

5.75m x 2.85m (18'10" x 9'4")

Rear aspect with a range of high quality wall and base units incorporating "butchers block" work-surfaces, double Belfast sink, a large central island with "Quartz" work-surface, built in matching fitted cupboards and seating area, space for range cooker. built in microwave oven, stainless steel extractor, integrated fridge and freezer, integrated dish-washer, spotlights, coved ceiling, tiled flooring, roller blind, kick-board heater and tall radiator. Open plan access to the conservatory.





### CONSERVATORY

2.96m x 1.86m (9'8" x 6'1")

Open aspect from the kitchen with tiled flooring and radiator. Access and views over the rear garden.

### FIRST FLOOR

#### MASTER BEDROOM

4.02m x 2.96m (13'2" x 9'8")

Front aspect with large bay window, fixed feature shelving, fitted wardrobes, coved ceiling, spotlights, laminated wooden flooring and radiator. Access to en-suite and open access to the dressing room.



#### DRESSING ROOM

2.80m x 1.54m (9'2" x 5'0")

Front aspect with fitted wardrobes, coved ceiling, laminated wooden flooring, spotlights and radiator.

#### EN-SUITE

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

#### BEDROOM 2

4.26m x 3.34m (13'11" x 10'11")

Rear aspect with T.V point, picture rail, coved ceiling, carpet flooring and radiator.

#### BEDROOM 3

4.27m x 2.96m (14'0" x 9'8")

Rear aspect with spotlights, carpet flooring and radiator.

#### BATHROOM

Three-piece bathroom comprising of panelled bath with shower off mixer taps, vanity wash-basin, low-level W.C, coved ceiling, tiled flooring, spotlights and radiator.

#### OUTSIDE

Externally to the front is a walled and gated entrance with a paved area and a feature shingle garden with soil borders housing a variety of plants and shrubs. There are also steps leading up to the original storm porch with feature tiling and stained glass windows. To the rear is a full width stone patio with walled and soil borders leading up to a recently constructed pergola with tiled flooring, light and power, ideal for outdoor dining and entertaining.

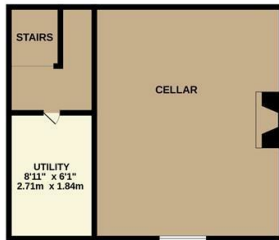


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**PLEASE NOTE:** We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

BASEMENT  
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



FOUR BED SEMI DETACHED

TOTAL FLOOR AREA : 1672 sq.ft. (155.4 sq.m.) 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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