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5 Polefield Road, Blackley



- Characterful Four Bed Extended Detached Presented To Exceptional Standard
 - Bay Fronted Lounge / Fabulous Family Dining Kitchen
- Utility Room / Down-Stair Shower Room And Ground Floor Fourth Bedroom
 - Luxurious FOUR Piece Family Bathroom
- Lawned Front Garden / Block Paved Driveway / Access To Garage Storage
 - Rear Patio And Pergola / Established Rear Lawned Garden

£395,000

Characterful four bed extended detached home presented to an exceptionally high standard. This fabulous property briefly comprises of gas central heating, uPVC double glazed windows, welcoming hallway, bay fronted lounge with double doors to the family dining kitchen. An inner hallway leads to a utility room, down-stair shower room and fourth ground floor bedroom currently used as an office / sitting room at the rear. The front portion of the garage provides useful storage space. The first floor affords three bedrooms and a luxury four-piece bathroom. Externally to the front is a lawned garden with borders and a block paved driveway providing off road parking. Up and over door leads to the storage element of the garage. Access down the side leads to a delightful rear patio with a pergola and grapevines giving a Mediterranean feel. Steps up from the patio lead to a well established lawned garden with mature borders housing a variety of mature plants and shrubs. 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

PORCH

Enclosed entrance porch with tiled walls and flooring. Access to...

HALL

Hallway with picture rail, coved ceiling, laminate flooring, under-stair storage and radiator. Staircase rising to the first floor.

LOUNGE

4.78 x 3.60m (15'8" x 11'9")

Front aspect with bay window, original coved ceiling, picture rail, living flame gas fire set within feature surround, T.V point, carpet flooring and radiator. Double doors to the family dining kitchen.



DINING KITCHEN

6.12m x 4.95m (20'0" x 16'2")

Rear aspect with a range of wall and base units incorporating one and a half bowl pot sink, granite work-surfaces and breakfast bar, double range cooker with stainless steel extractor above, kickboard lighting, spotlights, integrated fridge/freezer and dishwasher, "LTV

luxury vinyl" flooring and spotlights. Open plan to the dining area with laminate flooring, coved ceiling, two radiators and double doors leading out to the rear patio and garden.



INNER HALLWAY

Inner hallway with built in shelving and tiled flooring.

UTILITY ROOM

2.73m x 1.84m (8'11" x 6'0")

Side aspect with wall and base units incorporating stainless steel sink, space and plumbing for washing machine, tumble dryer and freezer, wall mounted boiler, spotlights and vinyl flooring.

SHOWER ROOM

Side aspect with shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring, spotlights and heated towel rail.

BEDROOM 4

3.39m x 2.86m (11'1" x 9'4")

Fourth ground floor bedroom currently used as an office / sitting room with adjacent shower room.

FIRST FLOOR

BEDROOM 1

4.88m x 3.70m (16'0" x 12'1")

Front aspect with bay window, coved ceiling, picture rail, carpet flooring and radiator.



BEDROOM 2

4.18m x 3.48m (13'8" x 11'5")

Rear aspect with picture rail, carpet flooring and radiator.



BEDROOM 3

2.65m x 2.37m (8'8" x 7'9")

Front aspect with fitted wardrobes, fixed shelving, carpet flooring and radiator.



BATHROOM

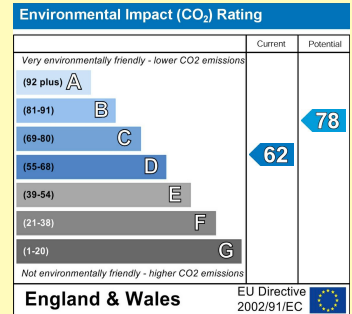
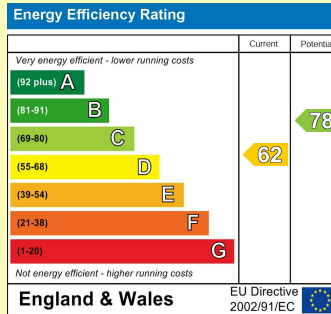
Four-piece family bathroom comprising of "roll top" bath with shower off mixer taps, "walk in" shower cubicle with rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, part tiled walls, spotlights, radiator and vinyl flooring.



OUTSIDE

Externally to the front is a lawned garden with borders and a block paved driveway providing off road parking. Up and over

door leads to the storage element of the garage. Access down the side leads to a delightful rear patio with a pergola and grapevines giving a Mediterranean feel. Steps up from the patio lead to a well established lawned garden with mature borders housing a variety of mature plants and shrubs.



*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***

GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



THREE BED DETACHED

TOTAL FLOOR AREA: 1612 sq.ft. (149.7 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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