



• mcgowan homes •

57 Polefield Road, Blackley



- Characterful THREE Bed Detached Bungalow Situated On A Substantial Plot
 - Two Large Reception Rooms / Kitchen And Conservatory
 - Two-Piece Shower Room / Separate W.C
 - Driveway Affording Generous Off Road Parking
 - Lawned Front Garden And Paths To The Entrance
 - Very Large Established Rear Garden And Patio

Asking Price £325,000

THREE BED DETACHED BUNGALOW - Occupying a very spacious plot with large mature gardens this characterful property has fabulous potential for a stunning family home. Briefly comprising of gas central heating, mostly double glazed windows, two large reception rooms, kitchen, conservatory, two-piece shower room and a separate W.C. Externally to the front is a driveway affording generous off road parking, a lawned garden bound by mature hedges and pathway to the entrance. There is access down either side of the property which leads to a full width patio and the well established lawned garden with mature borders housing a variety of trees, shrubs and plants. (Please note beyond the rear lawn there is approximately an extra 10 metres of land which belongs to the property and is on the title plan). 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.

PORCH

Side aspect, enclosed entrance porch with tiled flooring. Access to....

HALLWAY

Spacious hall with picture rail, coved ceiling and carpet flooring.

FRONT LOUNGE

5.74m x 3.65m (18'9" x 11'11")

Bay fronted lounge to the front aspect with fireplace housing electric fire, coved ceiling, carpet flooring and radiator.



REAR LOUNGE

5.18m x 4.26m (16'11" x 13'11")

Rear aspect with fireplace housing electric fire, picture rail, feature coving and carpet flooring.



KITCHEN

3.12m x 2.91m (10'2" x 9'6")

Side/rear aspect with a range of wall and base units incorporating stainless steel sink, space for "Aga" cooker, coved ceiling and tiled flooring. Access to the conservatory.



CONSERVATORY

8.51m x 2.30m (27'11" x 7'6")

Full width conservatory to the rear aspect with external access.



BEDROOM 1

4.26m x 3.64m (13'11" x 11'11")

Side aspect with fitted wardrobes, carpet flooring and radiator.



BEDROOM 2

4.26m 3.20m (13'11" 10'5")

Front aspect with coved ceiling, carpet flooring and radiator.



W.C

Separate low-level W.C.

BEDROOM 3

2.79m x 2.75m (9'1" x 9'0")

Side aspect with built in cupboards, carpet flooring and radiator.



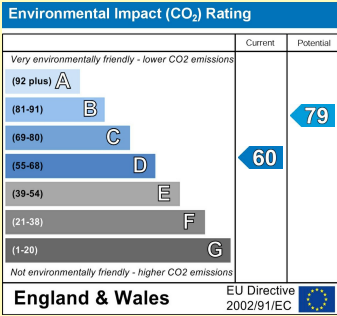
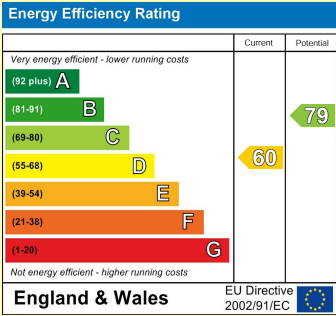
OUTSIDE

Externally to the front is a driveway affording generous off road parking, a lawned garden bound by mature hedges and pathway to the entrance. There is access down either side of the property which leads to a full width patio and the well established lawned garden with mature borders housing a variety of trees, shrubs and plants. (Please note beyond the rear lawn there is approximately an extra 10 metres of land which belongs to the property and is on the title plan).



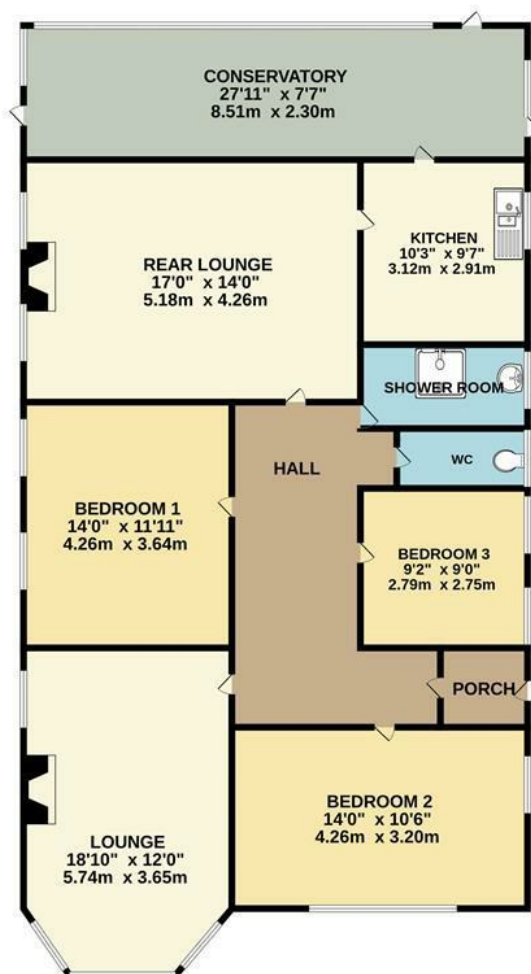
SHOWER ROOM

Two-piece shower room comprising of shower cubicle, vanity wash-basin with fitted cupboard below, part tiled walls, tiled flooring and radiator. The shower room also has a space which is used as a utility area with space and plumbing for a washing machine.



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
1500 sq.ft. (139.4 sq.m.) approx.



THREE BED DETACHED BUNGALOW

TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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.
Made with Metropix ©2023

THINKING OF SELLING?

To find out why more homeowners are moving with McGowan Homes & Property Services, contact us for a free market appraisal of your home. We pride ourselves on a professional, efficient and friendly service. Let US take the worry out of your move.

TELEPHONE
0161 655 4113

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

43 Middleton Gardens, Middleton, Manchester M24 1AB

Telephone: 0161 655 4113

www.mcgowanhomes.co.uk

The above particulars are believed to be correct, but are not guaranteed, and form no part of any contract. No responsibility in respect of these particulars, which are supplied for guidance only and without liability, can be accepted by McGowan Home & Property Services, not by their clients, and any intending purchaser or lessee must satisfy himself by inspection or otherwise to the accuracy of all details contained therein. All property offered subject to availability. The Supply of Goods and Services Act 1982, does not apply to this brochure.