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65 Polefield Road, Blackley



- FOUR Bed Semi Detached Period Property With Large Extension And Garage Conversion
 - Sitting Room / Separate Lounge / Morning Room And Kitchen
 - Extended Dining Kitchen / Utility And Down-Stair W.C
 - Large Family Garden Room
 - Three-Piece Bathroom / Block Paved Driveway
 - Very Large Rear Garden With Lawned And Patio Areas

Asking Price £450,000

Welcome to this FOUR bed semi detached period property enhanced by a large extension and garage conversion creating extremely generous living accommodation. The woodland garden extends approximately 130 metres and is abound with mature fruit trees, lawned and patio areas. Briefly comprising of gas central heating, double glazed windows, enclosed entrance porch, sitting room, separate lounge, a morning room with open access to the kitchen and extended dining room at the rear. In addition there is a very useful utility area and down-stair W.C. The original attached garage has been converted to a large garden room with patio doors leading out to the rear garden. The first floor affords the four bedrooms and a three-piece bathroom. Externally to the front is a block paved driveway extending down the side affording generous off road parking. To the rear is a raised decked patio leading to a lawned garden with mature borders which in turn leads to a further patio and onwards housing mature fruit trees and woodland areas. 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 leading to...

HALL

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

SITTING ROOM

4.32m x 3.83m (14'2" x 12'6")

Front aspect with wood burning stove set within a feature wooden fireplace, coved ceiling, picture rail, T.V point, carpet flooring and radiator.



REAR LOUNGE

4.55m x 3.69m (14'11" x 12'1")

Rear aspect with living flame gas fire set within a feature wooden surround, wall mounted T.V point, coved ceiling, carpet flooring and radiator. Double doors to the dining room.



MORNING ROOM

3.34m x 3.14m (10'11" x 10'3")

Side aspect with electric fire, coved ceiling, picture rail, carpet flooring and open access to the kitchen.

KITCHEN

3.17m x 2.69m (10'4" x 8'9")

Farmhouse style kitchen with a range of wall and base units incorporating one and a half bowl sink, gas hob with extractor above, built in double electric oven and microwave, part tiled walls, vinyl flooring and open plan access to the extended dining room.

DINING ROOM

5.77m x 3.12m (18'11" x 10'2")

Rear aspect with vaulted ceiling housing three sky-light windows, feature panelled wall and wood burning stove, spotlights, carpet flooring and two radiators. Double doors lead to the rear garden.



UTILITY AREA AND W.C

2.55m x 1.30m (8'4" x 4'3")

Useful utility area space and plumbing for an automatic washing machine. Access to down-stair W.C, with low-level W.C and vanity wash-basin.

GARDEN ROOM

8.55m x 2.86m (28'0" x 9'4")

Rear aspect (originally a large garage) linked to the main property with vaulted ceiling housing sky-light windows, feature gas stove, T.V point carpet flooring and radiator. Patio doors lead out to the rear garden.

FIRST FLOOR

BEDROOM 1

4.55m x 3.71m (14'11" x 12'2")

Front aspect with coved ceiling, carpet flooring and radiator.



BEDROOM 2

4.36m x 3.73m (14'3" x 12'2")

Rear aspect with coved ceiling, carpet flooring and radiator.

BEDROOM 3

Carpet flooring with part wood panelled wall, carpet flooring and radiator.

BEDROOM 4

2.82m x 2.64m (9'3" x 8'7")

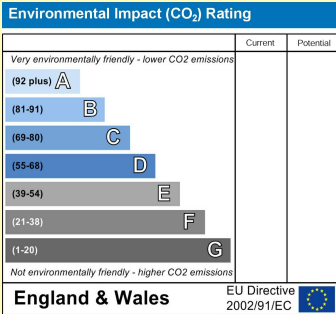
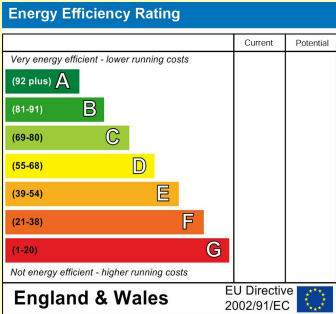
Front aspect with carpet flooring and radiator.

BATHROOM

Three-piece bathroom comprising of corner bath with shower above, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, spotlights, heated towel rail and tiled flooring.

OUTSIDE

Externally to the front is a block paved driveway extending down the side affording generous off road parking. To the rear is a raised decked patio leading to a lawned garden with mature borders which in turn leads to a further patio and onwards housing mature fruit trees and woodland areas.



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
1444 sq.ft. (134.1 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



FOUR BED EXTENDED SEMI DETACHED

TOTAL FLOOR AREA: 2143 sq.ft. (199.1 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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