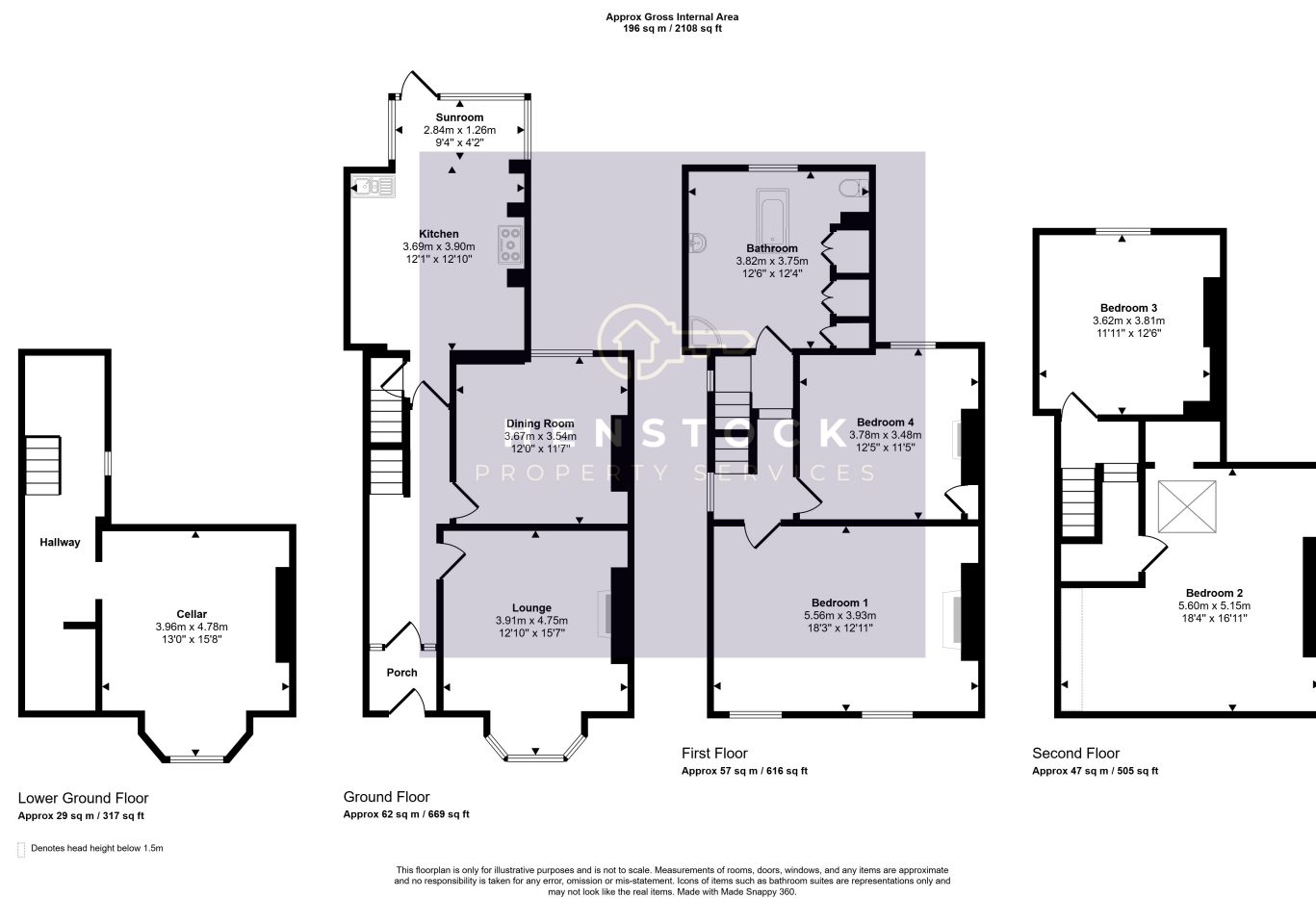




HENSTOCK

PROPERTY SERVICES



18 Polefield Road, Blackley, Manchester, Lancashire M9 7FL

- 4 BEDROOMED PERIOD (1850's) END TERRACED
- IN NEED OF UPGRADING
- LEASEHOLD - £7 PER ANNUM
- NO CHAIN
- COUNCIL TAX BAND B
- CELLAR ROOM
- SOUTH FACING REAR GARDEN
- WITHIN WALKING DISTANCE OF BOGGART HOLE CLOUGH
- 3 MILES FROM MANCHESTER CITY CENTRE

£325,000



PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 4 Bedroomed end Victorian Terraced house built in the 1850's and retaining many original features and characteristics. The property sits on a generous plot with off-road parking to front, and benefits from an impressive South facing rear garden. The living accommodation, in need of upgrading, briefly comprises; entrance hallway, large front lounge, middle reception room, bright kitchen into sunroom with door to rear garden. The middle floor has large bathroom and 2 bedrooms, with 2 more bedrooms on the 2nd floor. Well situated in this much sought after location, just over 3 miles from Manchester City Centre, and within walking distance of Boggart Hole Clough.

GROUND FLOOR

Entrance hallway

Front Lounge

3.91m x 4.75m (12' 10" x 15' 7")

Dining Room/Reception 2

3.67m x 3.54m (12' 0" x 11' 7")

Kitchen into Sunroom

Kitchen Area 3.69m x 3.90m (12' 1" x 12' 10")

Sunroom 2.84m x 1.26m (9' 4" x 4' 2")

Cellar

Hallway

Steps down from under stair door, leading to hallway and access into front cellar room.

Cellar Room

3.96m x 4.78m (13' 0" x 15' 8")

FIRST FLOOR

Bathroom

3.82m x 3.75m (12' 6" x 12' 4")

Bedroom 4

3.78m x 3.48m (12' 5" x 11' 5")

Bedroom 1

5.56m x 3.93m (18' 3" x 12' 11")

2nd FLOOR

Bedroom 3

3.62m x 3.81m (11' 11" x 12' 6")

Bedroom 2

5.6m x 5.15m (18' 4" x 16' 11")

