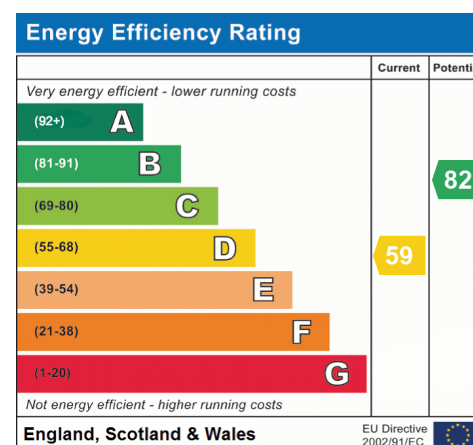
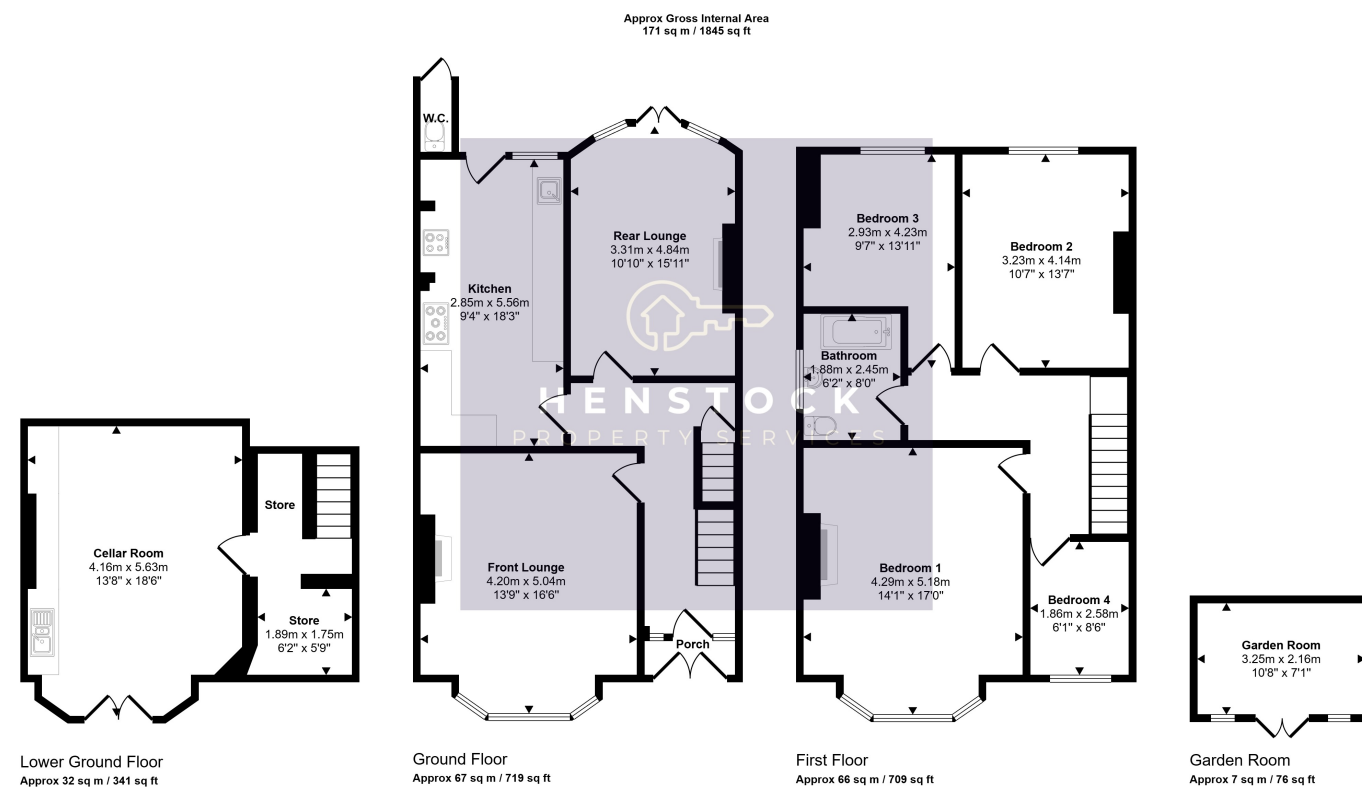




HENSTOCK

PROPERTY SERVICES



43 Polefield Road, Blackley, Manchester, Lancashire M9 6FN

- LARGE PERIOD 4 BEDROOMED SEMI-DETACHED
- RETAINING MANY ORIGINAL FEATURES
- CELLAR ROOMS BELOW
- FEATURE STAINED GLASS THROUGHOUT
- LEASEHOLD - £5 PER ANNUM
- COUNCIL TAX BAND C
- ENGINEERED TIMBER GARDEN ROOM
- ORIGINAL FIREPLACES THROUGHOUT
- EPC RATING D

£385,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this beautifully restored four-bedroom semi-detached Victorian home, located in this much sought-after residential area, just 3.5 miles from Manchester City Centre. Dating back 120 years, this property seamlessly blends period charm with modern elegance, offering a wealth of high-quality features throughout. The living accommodation briefly comprises; spacious hallway with an original wooden staircase, and Karndean flooring laid just four years ago throughout the hallway and reception rooms. The main front reception room boasts a striking iron fireplace with intricate tile work, a large bay window flooding the space with natural light, and ornate ceiling detailing. The second reception room features a gas stove (with potential for conversion to a wood burner) and original restored stained glass bay window. The recently fitted kitchen is generously proportioned and thoughtfully designed, offering granite worktops, a gas range cooker and a separate AGA (which can be used for the heating system). The rear garden is relatively low-maintenance with artificial grass and an engineered timber-built summerhouse featuring a lantern ceiling and chandelier. A fantastic staircase leads upstairs to a spacious landing area. There is a spacious bay windowed master bedroom with feature fireplace, 2 more double bedrooms which also retain original fireplaces and a separate fourth bedroom. Finally the beautifully appointed bathroom includes a roll-top standalone bath with an overhead shower and period fittings. Additionally, the cellar offers two separate rooms and is currently used as a workshop and utility area—perfect for extra storage or hobby space.



GROUND FLOOR

Entrance

Porch into hallway.
L shaped Hallway.

Front Lounge

4.2m x 5.04m (13' 9" x 16' 6") bay window to front.

Rear Lounge

3.31m x 4.84m (10' 10" x 15' 11") original curved bay window to rear.

Kitchen

2.85m x 5.56m (9' 4" x 18' 3")

CELLARS

Access

Accessed from main hallway, with stairs down to cellars.

Main Cellar Room

4.16m x 5.63m (13' 8" x 18' 6")

Store

1.89m x 1.75m (6' 2" x 5' 9")

FIRST FLOOR

Bedroom 1

4.29m x 5.18m (14' 1" x 17' 0")

Bedroom 2

3.23m x 4.14m (10' 7" x 13' 7")

Bedroom 3

2.93m x 4.23m (9' 7" x 13' 11")

Bedroom 4

1.86m x 2.58m (6' 1" x 8' 6")

Bathroom

1.88m x 2.45m (6' 2" x 8' 0")

Exterior

Front garden Area
Rear garden - original w.c, Astroturf lawn, paved patio area and garden room.

Garden Room

3.25m x 2.16m (10' 8" x 7' 1") engineered timber construction.

