



**34 Polefield Road, Prestwich
Manchester M25 2GN**

£399,950

Hyde Estates are pleased to present this semi detached three bedroom family home for sale. This fabulous property benefits from gardens to the front and rear, a gated driveway and detached garage offering additional storage or parking options. Offered with no onward chain.

Positioned on the doorstep of Heaton Park within a short stroll of many local amenities including; shops, schools and places of worship this property is sure to appeal to a wide range of buyers. Excellent links to the motorway network and Manchester City Centre via the local Metrolink station. Offered with no onward chain with an early viewing highly recommended.



Accommodation

Briefly comprising; porch, entrance hall, living room with bay window and dining room with a feature gas fire. The kitchen diner offers ample space for a breakfast table and provides a range of wall and base mounted high gloss cupboards with contrasting working surfaces, four ring gas hob/oven/extraction with plumbing for a washing machine or dishwasher. Located off the kitchen is a guest WC and utility room with plumbing for a washing machine. The first floor landing provides access to all three bedrooms which all feature fitted wardrobes. Fully tiled bathroom with suite of cast iron bath with shower above and washbasin and separate WC to match.

Room Measurements

Lounge: 14'10" x 12'4"
Dining room: 13'10" x 12'4"
Kitchen: 10'8" x 16'9"
Utility room: 5'5" x 2'11"
Guest WC: 3'6" x 3'1"
Bedroom 1: 12'3" x 12'
Bedroom 2: 13'11" x 10'4"
Bedroom 3: 9'11" x 8'11"
Bathroom: 6'3" x 7'9"

Gardens

The rear lawned garden features mature shrubs and planting borders with a patio area.

Garage

Detached garage with pitched roof and up and over garage door.

Parking

Gated driveway with side access to a detached garage to the rear.

Additional Information

Benefits gas central heating and uPVC double glazed windows throughout.

Tenure

We understand from the Vendor that the property is Leasehold subject to a 990 year lease which commenced December 1926 and an annual ground rent of £4.16

Council Tax

Bury Council, Band D.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estates and Letting Agents 0161 773 4583.

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
76	81		1	1	
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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