



pearson
ferrier®



8 PINFOLD LANE
Manchester, M45 7JS
Offers Over £900,000

8 PINFOLD LANE

Property at a glance

- Four Large Double Bedrooms
- Three Spacious Reception Rooms
- Three Bathrooms
- Basement Level
- Period Features Throughout
- Walking Distance to Metrolink
- Secure Driveway Parking
- Large Private Gardens
- Freehold

This stunning period property is an absolute credit to the current owners, immaculately and tastefully presented throughout it retains the character of the original property whilst having all the modern luxuries you would expect from a home of this quality. With nearly three thousand square feet of accommodation spread over four stories the high ceilings and huge windows help create a particularly bright and airy family home.

Located in the All Saints conservation area it is a short stroll to the Metrolink and all the shops, bars and restaurants that are on offer including the famous Slatterys, Junction 17 of the M60 is only a couple of minutes drive away offering easy access to the North West Motorway network. When you walk from the superb garden room onto the patio overlooking the large private garden you could be forgiven for thinking you are in the middle of countryside.

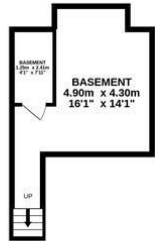
The large driveway has parking for multiple cars and is accessed by secure electric gates which are operated by a remote camera system.

To arrange a viewing on this impressive freehold property please contact the office.

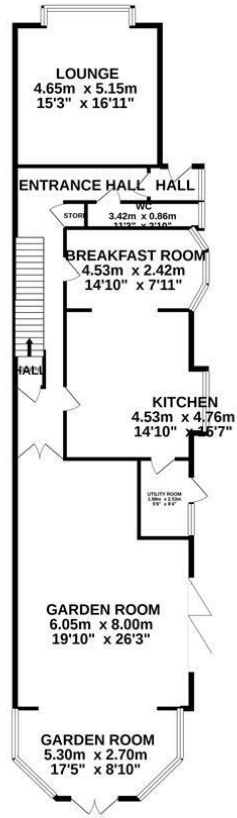




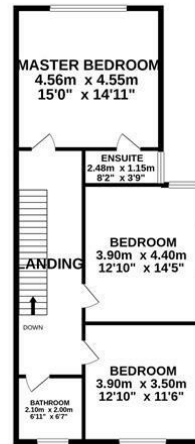
BASEMENT
22.4 sq.m. (241 sq.ft.) approx.



GROUND FLOOR
136.7 sq.m. (1471 sq.ft.) approx.



1ST FLOOR
75.5 sq.m. (813 sq.ft.) approx.

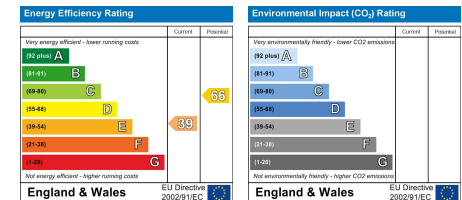


2ND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 274.7 sq.m. (2956 sq.ft.) 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 ©2020



Bury Office
435/7 Walmsley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.