



PETER
ANTHONY
EST 1986

Polygon Avenue, Manchester,
M13 9FX

Asking Price: £260,000

Fantastic Property
Highly Sought After Location
Three Bedrooms
Two Reception Rooms
Well Maintained
Freehold & Chain Free
Viewing Advised



Introducing a charming terraced house, measuring 792 sq ft, now available as a freehold property. This delightful residence, perfect for first-time buyers, boasts 3 bedrooms and 2 reception rooms, featuring a stylish design and a well-maintained interior exuding a bright and inviting ambiance.

The property, chain-free for added convenience, offers comfortable living spaces ideal for families or professionals. With outside space for relaxation or entertaining guests and on-street parking, this home provides both charm and practicality. Located in a sought-after area, it offers easy access to local amenities, schools, and transport links.

Don't miss this opportunity to make this tastefully appointed house your new home. Contact us today to arrange a viewing and experience the warmth

and comfort this property has to offer.

Ground Floor

Porch:

uPVC double glazed door to front elevation.

Hallway:

uPVC double glazed door to leading to porch, stripped wood flooring, ceiling light point and radiator.

Living Room:

12' x 10'10" (3.66m x 3.3m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

Dining Room:

13'6" x 13'1" (4.11m x 4m):

uPVC double door leading to rear yard, carpet, radiator and ceiling light point.

Kitchen:

9'6" x 4'10" (2.9m x 1.47m):

uPVC double glazed window to rear elevation, linoleum flooring, ceiling light point, a range of base and wall units with roll top work-surface with tiled splash back, stainless steel sink with drainer and mixer tap, free standing cooker.

First Floor

Stairs & Landing

Bedroom One:

10'9" x 10'8" (3.28m x 3.25m):

uPVC double glazed window to rear elevation, carpet, radiator and ceiling light point.

Bedroom Two:

12'6" x 9'2" (3.8m x 2.8m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

Bedroom Three:

9'3" x 6'6" (2.82m x 1.98m):

uPVC double glazed window to front elevation, carpet, radiator and ceiling light point.

Bathroom:

9'2" x 4'8" (2.8m x 1.42m):

uPVC double glazed window to side elevation, linoleum flooring, ceiling light point, chrome heated towel rail, white three piece bathroom suite comprising of cabinet mounted hand wash basin, low level wc and panelled bath with thermostatic mixer shower and glass shower screen.

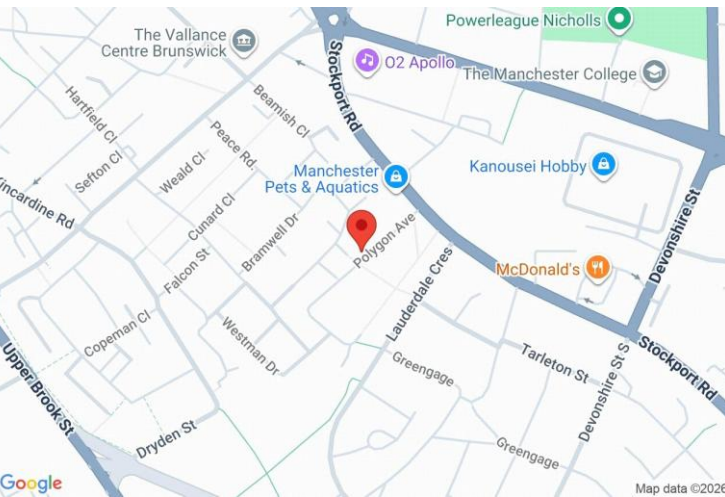
Loft:

18'6" x 15'3" (5.64m x 4.65m):

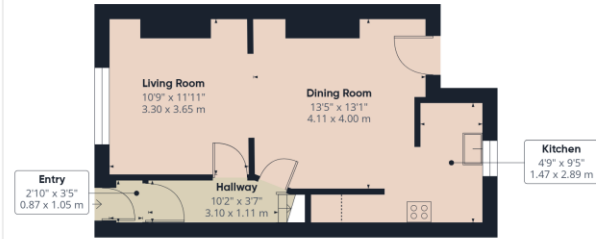
Velux window to front elevation, radiator and fully boarded, accessed via pull down loft ladder.

Externally:

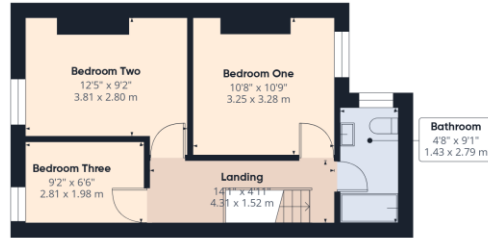
Enclosed yard to rear of property with gated access to rear alley.



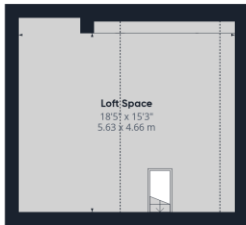
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Ground Floor



Floor 1



Floor 2



Approximate total area¹⁾

1080 ft²
100.4 m²

Reduced headroom

160 ft²
14.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

COUNCIL TAX BAND

Tax band A

TENURE

Freehold

LOCAL AUTHORITY

Manchester City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements