



10 Patch Croft Road,
Peel Hall M22 5JS
Asking Price £475,000



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A Substantial Extended 3/4 Bedroom Semi Detached with Two Bathrooms offering flexible living accommodation.

Situated off Pasturefield Road, this beautiful extended property offers true family living. Over the past few years it has been completely renovated to include a re-roof, installation of a new boiler, re-fitting of the Kitchen and Bathroom. The property has the garage converted and the rear extended. In addition, the loft area is floored and has a Velux window. Outside in the rear garden is a Single Storey Garden Room/Office/Bedroom Four complete with En-Suite Shower Room.

The property is within a mile of Heald Green Village/Station. Local Schooling is close by. Both the M56/M60 Motorways are within a few miles. The property has the benefit of further planning consent to extend further if so desired.

An Absolute Gem!

- Three/Four Bedrooms
- Two Bathrooms
- Extended Ground Floor
- Gas Central Heating
- PVCU Double Glazing
- Separate Studio Annex 20' x 8'
- FREEHOLD
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester C

Entrance Hall
17'6" x 6'3"
White Marble Floor

Downstairs WC
6' x 2'5"
Marble Floor, Low Level WC and Wash Basin

Living Room
14'1" x 10'5"
Feature Media Wall plus Electric Fire

Dining Room
13'9" x 10'5"

Comprehensive Fitted Kitchen/Dining & Day Room
22'6" to 15' x 21'2" plus 12'6" x 7'5"
Marble Tiled Floor, Bi-Fold Doors, Fitted Units with Marble Worktops
Integrated appliances, Part Tiled Walls

Utility Room
8'6" x 7'5"
Fitted Units, Part Tiled Walls, Plumbing for Washing Machine
Space for Tumble Dryer

Landing

Bedroom One
15'9" x 9'3"

Bedroom Two
11'5" x 8'9"

Bedroom Three
9'2" x 7'

Bathroom/WC
8'2" x 7'
Tiled Walls, Panelled Jacuzzi Bath, Shower Cubicle
Wash Basin, Low Level WC

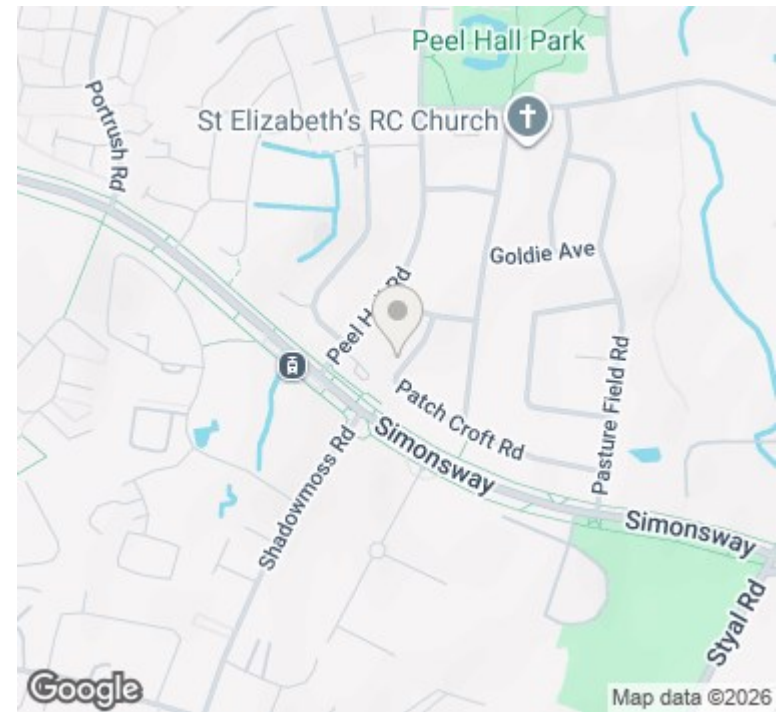
Loft Room
12' x 10'
Folding Ladder, Velux Window

Outside
Detached Studio/Bedroom Four 21'5" x 9'3"
This incorporates an En-suite Shower Room 6'9" x 5'3"
Garden and Hardstanding to the front, Enclosed Rear Garden,
Lawn, Patio, Shed etc.





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



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