



4 Lancelot Road
Peel Hall M22 5JN
Asking Price £420,000

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4 Lancelot Road

Peel Hall M22 5JN

Asking Price £420,000

A Substantial Four Bedroom, Extended, FREEHOLD, Semi Detached with landscaped large gardens.

Built in the mid 1950s, this lovely family home lies off Pasturefield Road on a road where houses seldom come to market. It offers: Entrance Hall, Downstairs WC, Lounge, Separate Dining Room, Fitted Kitchen, Landing, Four Bedrooms, Bathroom/WC. Outside: Integral Garage (this could be easily converted into provide additional living accommodation). Double width driveway plus parking to the side. Gardens to both the front and rear, the latter being large and beautifully maintained.

The property lies close to local facilities to include the Metro on Simonsway. Schooling for all age groups are within the area plus shops and Heald Green Station.

This is an excellent purchase at a sensible price.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Large Garden
- Parking for Three Cars
- Viewing Essential
- Freehold

Storm Porch

Entrance Hall
15'8" x 6'2" max

Tenure: Freehold
Council Tax:

Downstairs WC
4'9" x 2'3"
White Suite

Lounge
14'4" x 13'8"
Feature Marble Fireplace, Patio Door

Dining Room
13'9" into bay x 13'7"
Marble Fireplace

Kitchen
15' x 7'1"
Fitted Units, Integrated Oven/Grill, Dishwasher, Fridge etc.
Door to Garage, Side Door

Landing

Bedroom One
15'10" into bay x 12'4"
Built in Wardrobe

Bedroom Two
12'6" x 12'4"

Bedroom Three
16'5" x 7'8"

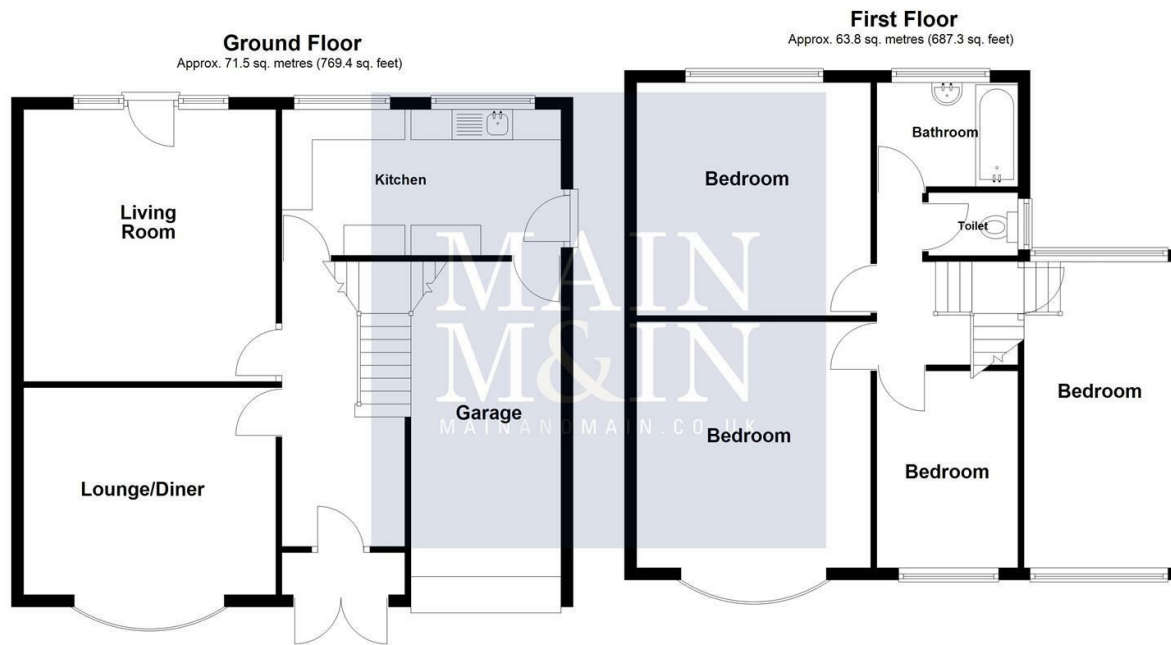
Bedroom Four
9'9" x 7'9"

Bathroom
7'8" x 5'5"
Part Tiled Walls, White Suite, Panelled Bath and Shower over Bath
Pedestal Wash Basin

Separate WC
4'11" x 2'4"
Low Level WC

Outside
Integral Garage 16'1" x 8'
Gardens, front and rear. To include car parking for three cars
Greenhouse, Garden Shed, Seating area, Kitchen Garden, Lawns, Fruit Trees.



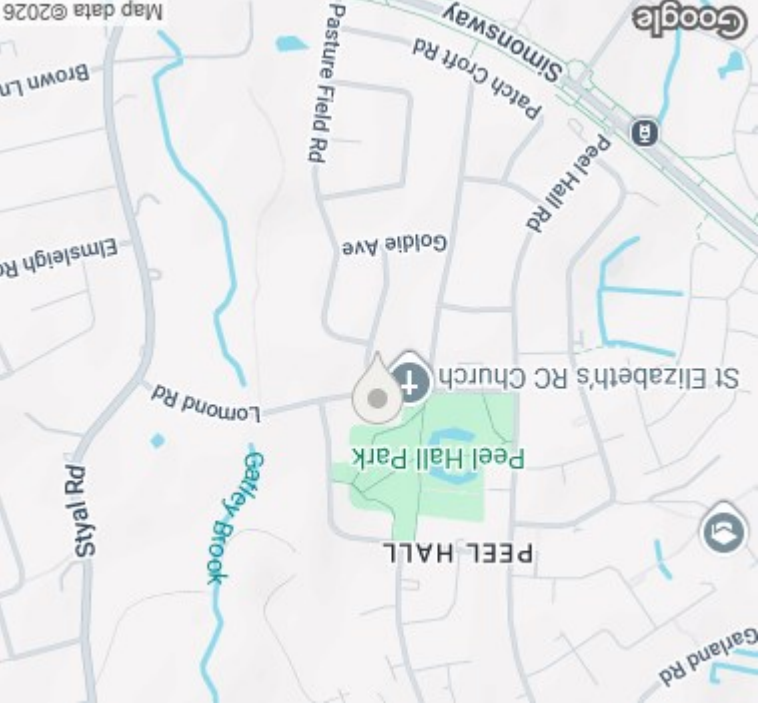


Total area: approx. 135.3 sq. metres (1456.7 sq. feet)

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



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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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Below average	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	61

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Environmentally friendly	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Below average	E (39-54)
Below average	F (21-38)
Not environmentally friendly - higher CO ₂ emissions	G (1-20)
Current	
Potential	

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