



47 Patch Croft Road
Peel Hall M22 5JR
Asking Price £370,000



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A well-presented extended semi-detached house, located in a sought-after residential development.

Built by Gibsons in the mid 1950s, this extended home offers accommodation which will suit a wide range of potential purchasers.

An entrance hall leads to a lounge and on to an extended dining room with doors leading to the garden. A fitted kitchen completes the ground floor.

Upstairs is a landing which leads to three generously-proportioned bedrooms. There is a re-fitted bathroom/WC/ with separate shower enclosure.

The property stands well back from the road behind a garden area with a block-paved driveway providing off-road parking space, leading in turn to a detached garage. The rear garden is of a good size, with a seating area leading to a large lawn with established borders.

The property lies off Pasturefield Road and is close to Heald Green Village and the Metrolink tram connection. Within a couple of miles are both the M56/M60 Motorways, Manchester Airport and larger shopping centres such as Cheadle, Cheadle Hulme and Wilmslow. Within this area are popular schools catering for all age groups.

This is a home which has been loved over the years. The price has been sensibly set and an internal inspection is recommended.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended Dining Room
- Excellent Gardens
- Freehold
- Viewing Essential

Entrance Hall
14'2 x 8'5
Cloak Cupboard

Living Room
16'2 x 10'3
Gas fire with surround

Dining Room
18'4 x 10'4
Sliding door onto garden

Kitchen
9'10 x 7'4
Part tiled walls, Tiled floor, space for appliances, Plumbing for washing machine, wall mounted combi boiler

Landing
6'5 x 2'7
Loft Access, Aiding Cupboard

Bedroom One
13'1 x 10'4

Bedroom Two
11' x 10'4

Bedroom Three
9'10 x 8'4

Family Bathroom
7'1 x 8'2
Modern Family bathroom fitted with, Corner shower unit, Panelled bath, WC, Washbasin

External
Garden to the front, Parking to the front and side, Private rear garden, Grassed area, Flower beds, patio paving, greenhouse

Detached Brick Garage
16'7 x 8'2

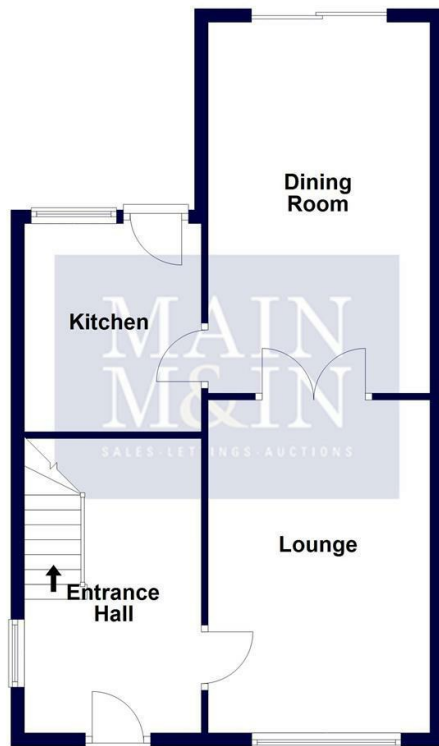


Tenure: Freehold

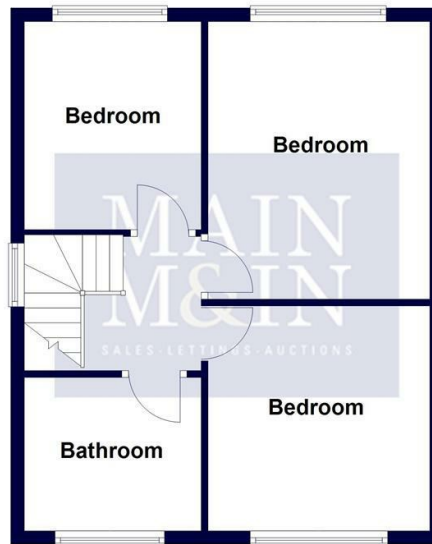
Council Tax: Manchester C



Ground Floor



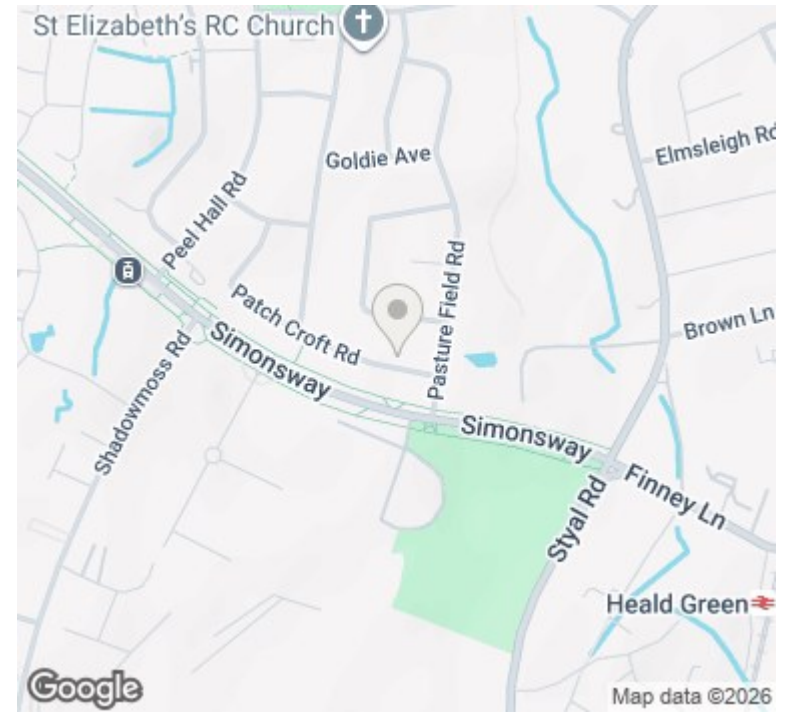
First Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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		68	76	(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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