



18 Hall Lane
Baguley M23 1AG
Offers Over £220,000





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***Reduced for quick sale ***

This semi-detached house is well-placed for access to transport networks, schools and amenities: The property is within easy reach of Wythenshawe Hospital and Manchester Airport.

The house is available with no onward chain (vacant)

The property stands behind a grass verge, with gates leading to an area of hardstanding at the front of the house, with a large lawned garden to the side. To the rear is an enclosed paved garden.

The accommodation comprises: Entrance hallway, a spacious living room, breakfast kitchen and a rear vestibule leading to a downstairs WC. To the first floor are three well-proportioned bedrooms and a bathroom.

The house benefits from owned solar panels and modern insulation which help to award the house an 'A' grade EPC, significantly reducing heating costs.

It forms part of an established residential area which is popular with owner-occupiers and investors alike.

An early viewing is advised as these homes are always sought-after.

Tenure: Freehold

Council Tax: Manchester A

- Three Bedrooms
- Reception Room
- Breakfast Kitchen
- Downstairs WC
- Family Bathroom
- Gardens to Three Sides
- Popular Location
- No Onward Chain
- Modern insulation 'A' Rating EPC
- Owned Solar Panels

Entrance Hallway

Living Room
14'10 red to 13'9 x 11'6

Breakfast Kitchen
14'11 max red to 11'6 x 8'10 max

Rear Hallway

Downstairs WC

First Floor Landing

Bedroom One
11'7 red to 10'2 x 10'4 max

Bedroom Two
11'7 x 8'10

Bedroom Three
7'6 max x 8'8 max

Bathroom
5'7 x 4'11

Externally

The property stands behind a large grass swathe, with pedestrian footpaths leading to the gates.

There is an area of hardstanding to the front, with a lawned garden alongside.

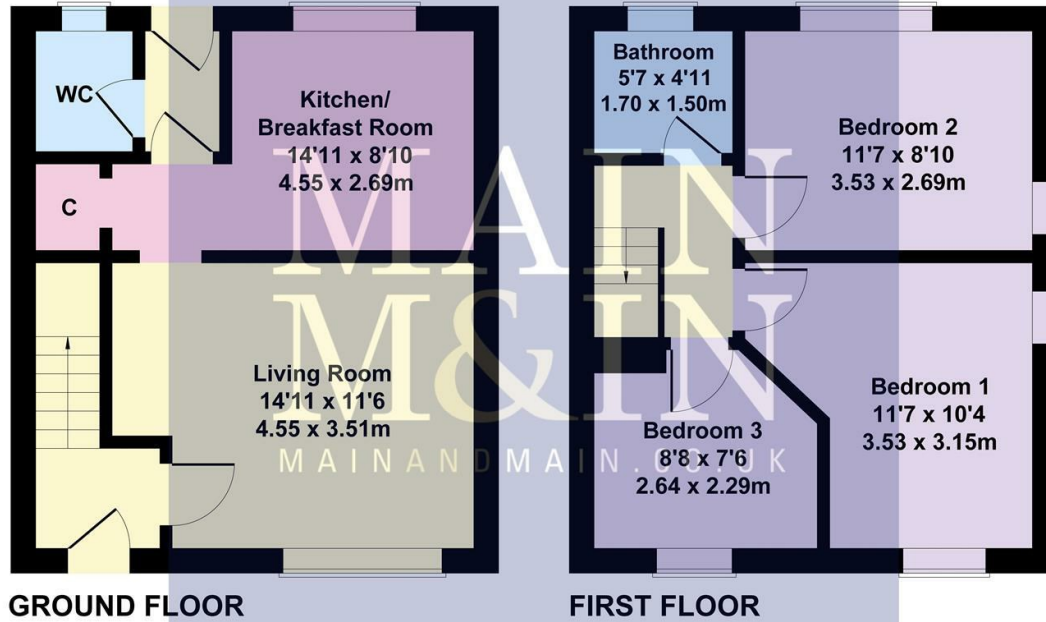
To the rear is an enclosed garden which is paved for ease of maintenance.





Hall Lane

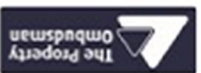
Approximate Gross Internal Area
736 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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



Company Registration No. S615498

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

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mainandmain.co.uk

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

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

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Environmentally friendly - lower CO2 emissions	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
Energy efficient - lower running costs	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	92
Potential	95

