



84 Haslington Road
Peel Hall M22 5HU
£275,000

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£275,000

Located on the ever-popular Ashway Park development, this modern semi-detached house is offered with the benefit of having no onward chain involved.

The accommodation comprises: Entrance vestibule, a spacious living room with storage and a dining kitchen with doors to a well-proportioned conservatory which has an insulated roof.

To the first floor are two bedrooms, the principal bedroom has fitted wardrobes, but the dressing area has been separated off - It could easily be made back into one large bedroom. There is a bathroom which is fitted with a white suite, with shower above the bath.

A wide driveway provides off road parking space to the front and alongside the house. The rear garden is laid to lawn with seating area, decorative borders.

The property is particularly well-positioned for access to amenities and it is within easy reach of transport networks including the Metrolink tram (Simonsway station is opposite the entrance to the Ashway Park development), M56/M60 motorways and rail stations.

We strongly recommend an early internal inspection in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Large Driveway
- Gardens
- No Onward Chain

Entrance Hallway

Living Room
14'8 x 12'11 red to 8'10

Dining Kitchen
9'2 x 12'11

Conservatory/Sitting Room
8'11 x 12'0

First Floor Landing

Bedroom One
10'10 to fitted wardrobes x 6'0
Temporary wall separating room from:

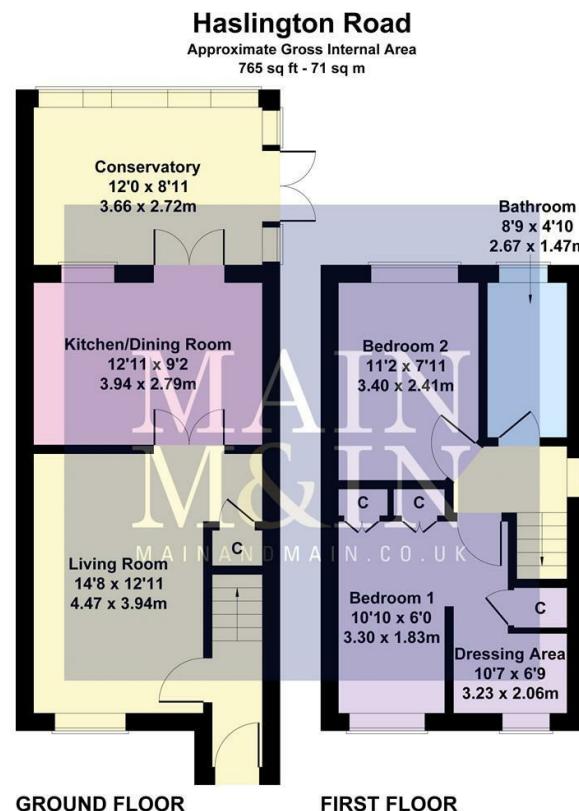
Dressing Area
10'7 max x 6'9

Bedroom Two
11'2 x 7'11

Bathroom
8'9 x 4'10

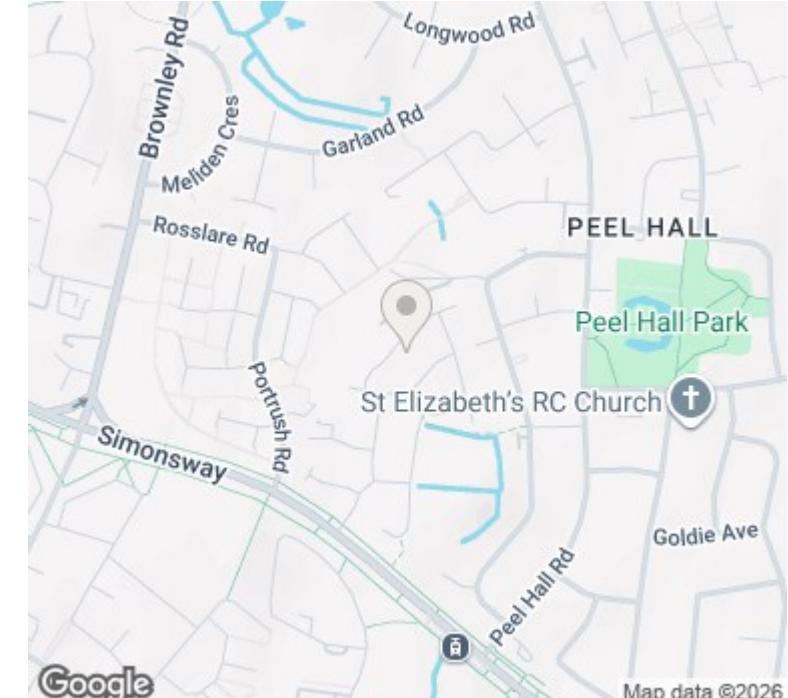
Externally
Wide driveway providing off road parking space, extending alongside the house.
Gated access to rear.
Enclosed garden with lawn and seating area.

Tenure: Freehold
Council Tax: Manchester C



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

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

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