



20 Wexford Walk
Peel Hall M22 5GN
£230,000



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This well-presented terraced house forms part of the ever-popular Peel Estate, a well-established residential area which enjoys excellent transport network connections, with the M56/M60 motorways easily accessed, the Metrolink tram station close by, rail station at nearby Heald Green and Manchester Airport also within easy reach.

The house stands behind a garden area, whilst to the rear is a paved garden which has timber gates which allow access from the rear, with sufficient space to provide off road parking space, if desired.

An entrance porch leads in to a well-proportioned living room with feature fireplace. There is a fitted dining kitchen to the rear. Upstairs are two double bedrooms, a single bedroom/study and a bathroom which is fitted with a white suite.

These homes offer versatile accommodation which is likely to meet the needs of a wide range of purchasers. The property has been sensibly priced and it will be certain to attract early interest. An internal inspection is strongly advised.

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Fitted Dining Kitchen
- Bathroom with White Suite
- Gardens
- Gated Access to Rear Parking
- Popular Location
- Close to Amenities & Transport
- No Onward Chain

Entrance Porch
6'5 x 4'11

Living Room
14'8 x 14'2

Dining Kitchen
14'8 x 9'11

First Floor Landing

Bedroom One
8'5 x 15'8

Bedroom Two
8'2 x 9'2

Bedroom Three
6'0 max x 10'7 red to 7'5

Bathroom
6'2 x 6'2

Externally

Lawned garden to the front.

Paved garden to the rear with double gates providing rear access for a vehicle.

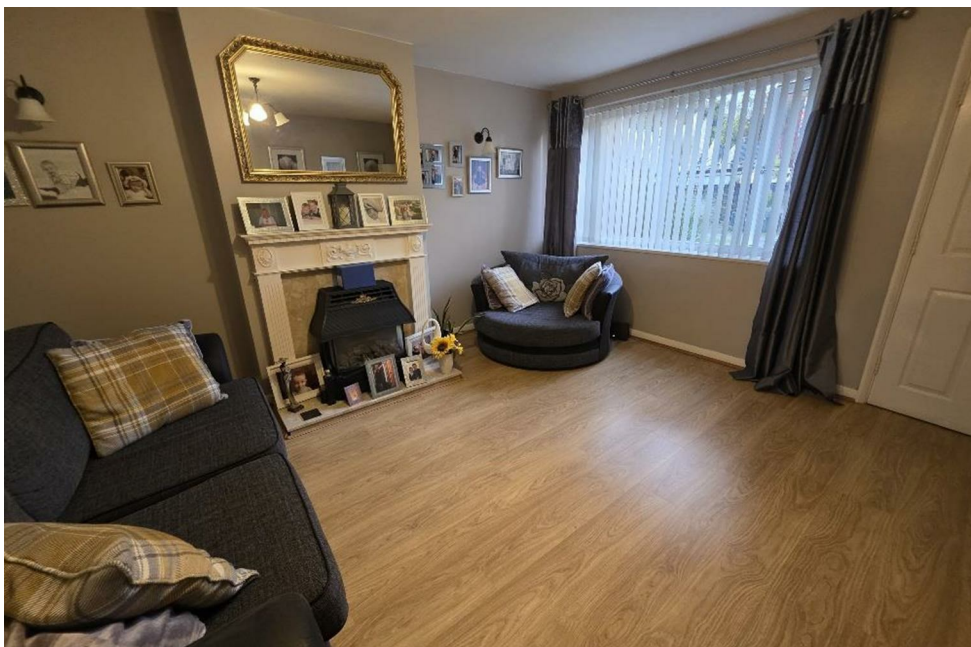
Leasehold Information

144 Years Remaining of a 200 year lease which commenced on 06/10/1969, running until 06/10/2169.

Ground Rent of £5 per annum payable.

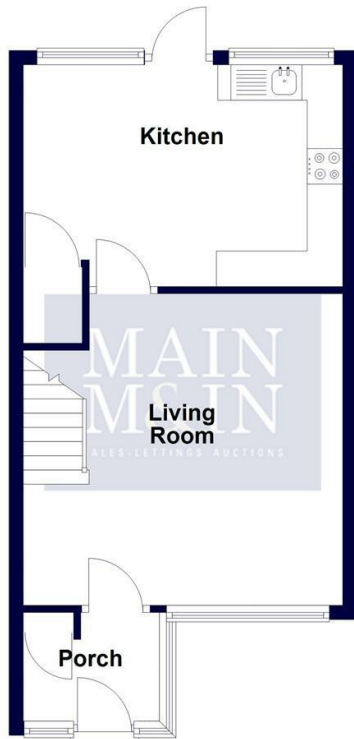
Tenure: Leasehold

Council Tax: Manchester B

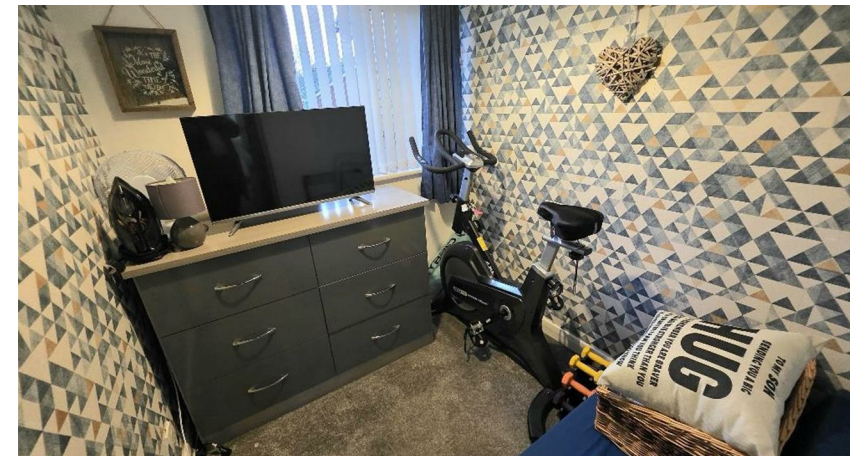




Ground Floor

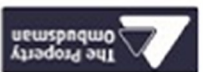


First Floor



20 Wexford Walk

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

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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

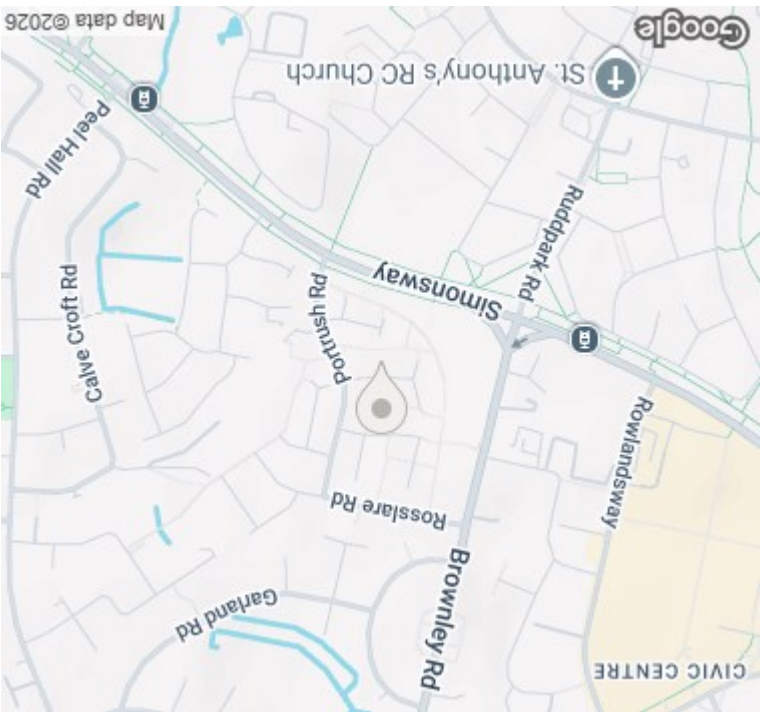
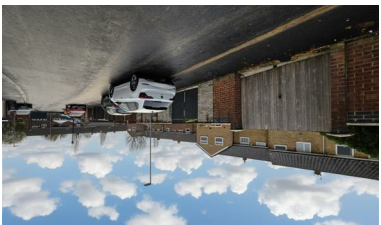
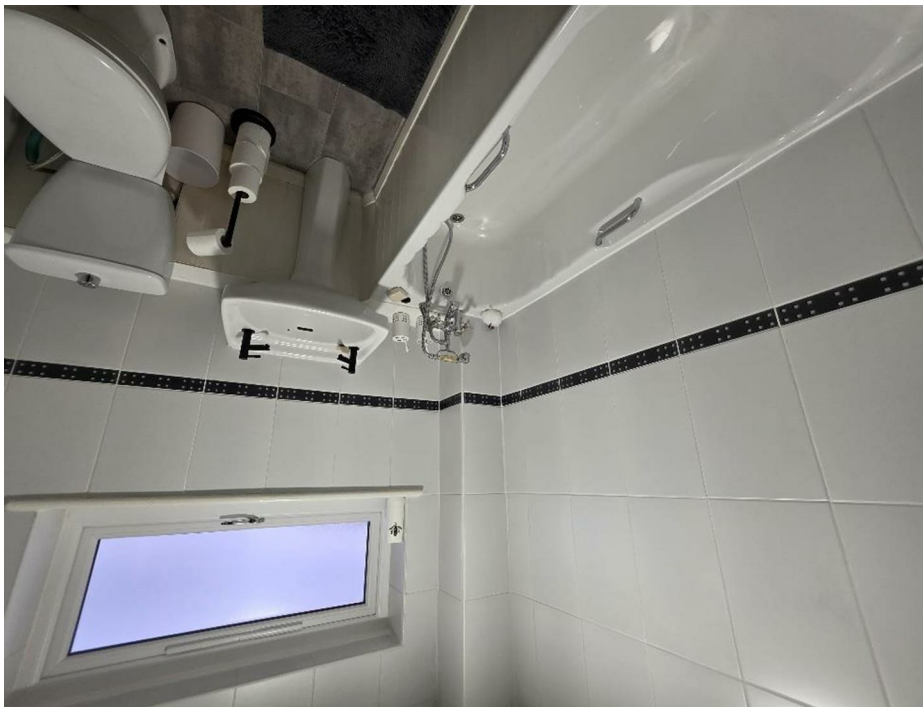
Tenure - To be confirmed with a solicitor at point of sale.

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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
(39-54) E	(51-60) C
(21-30) F	(61-70) B
(1-20) G	(71-80) A
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - higher CO2 emissions
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
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