



203 Peel Hall Road  
Peel Hall M22 5HJ  
£380,000





# 203 Peel Hall Road

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Offered for sale with no onward chain, this detached property stands on a large corner plot, with gardens to three sides. The house would benefit from some updating, but it is full of potential and has significant scope for improvement.

An entrance porch leads to an entrance hallway. There are two well-proportioned reception rooms and a fitted breakfast kitchen. To the first floor, a hallway gives access to three bedrooms, family bathroom and a separate WC.

These homes are always popular as they are well-placed for access to amenities, transport networks and schools.

The house may suit further extension (STP) and an internal inspection is essential in order to fully appreciate the scope offered by this property.

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cosmetic Updating Required
- Gas Central Heating
- Double Glazing
- Corner Garden Plot
- Driveway and Garage
- Popular Location
- No Onward Chain

Entrance Porch  
Entrance Hallway

Tenure: Freehold  
Council Tax: Manchester D

Living Room  
13'9" into bay x 11'11"

Dining Room  
11'9" x 10'9"

Breakfast Kitchen  
8'2" x 13'11"

First Floor Landing

Bedroom One  
13'10" into bay x 11'11"

Bedroom Two  
11'9" x 10'9"

Bedroom Three  
6'11" x 8'4"

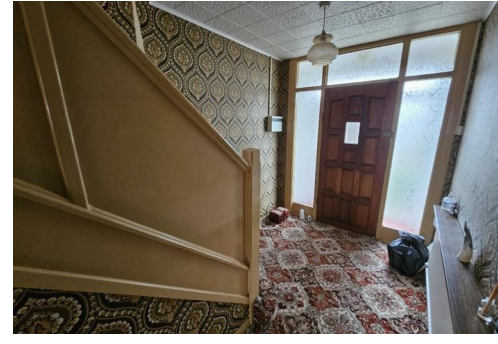
Bathroom  
8'6" x 4'9"

Separate WC

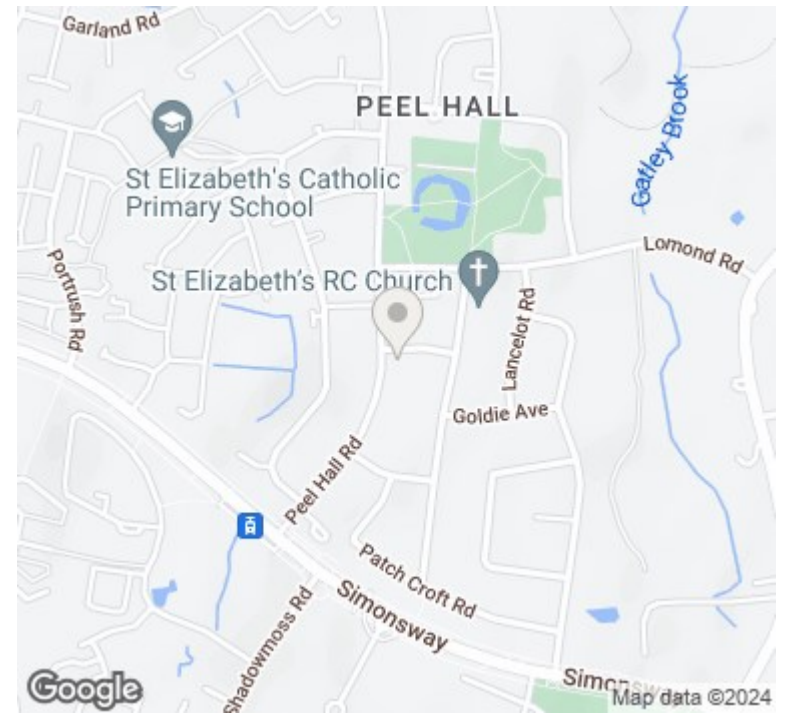
Attached Garage  
16'9" x 9'0"

Externally  
Gated driveway to the front. Gardens to three sides, laid to lawn, with decorative borders.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**Cheadle Hulme Office** 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

