
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
28 Wexford Walk
Peel Hall M22 5GN
Asking Price £250,000
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28 Wexford Walk

Peel Hall M22 5GN

Asking Price £250,000

An Outstanding Three Bedroom Mews House.

Situated on a popular development which was built in the 1970s by George Wimpey, this beautiful home has been comprehensively refurbished in recent years. This includes re-fitting of both the kitchen and shower room/WC, plus renewed PVCU double glazed windows.

An entrance porch leads to a spacious living room and then on to a dining kicthen. To the first floor is a principal bedroom with fitted wardrobes. There is a second double bedroom and a single bedroom/study. A modern shower room/WC completes the accommodation.

Outside, the rear garden has been changed to provide additional parking behind secure gates (replaced recently).

The property lies close to the Metrolink on Simonsway and the Civic Centre. Schooling for all age groups are within the immediate area. Slightly further afield is Heald Green Village/Station and access to the M56/M60 Motorways and Manchester Airport.

This is a fabulous home, not to be missed.

- Three Bedrooms
- PVCU Double Glazing (New Windows)
- Gas Central Heating
- Re-fitted Kitchen & Shower Room
- Gated Parking
- Outstanding Condition
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester City Council B

Entrance Porch
3'11 x 6'4

Living Room
14'1 x 14'7

Dining Kitchen
9'11 x 14'7

First Floor Landing

Bedroom One
15'8 red to 13'6 to wardrobes x 8'5 max

Bedroom Two
9'2 x 8'2

Bedroom Three
10'9 max x 5'11 max

Shower Room/WC
6'2 x 5'10

Externally
Garden area to the front.
Enclosed rear garden which has double gates providing vehicular access.
Printed concrete surface for ease of maintenance.

Leasehold Information
142 years lease remaining, ends 06/10/2169
Peppercorn Ground Rent (£ Nil)



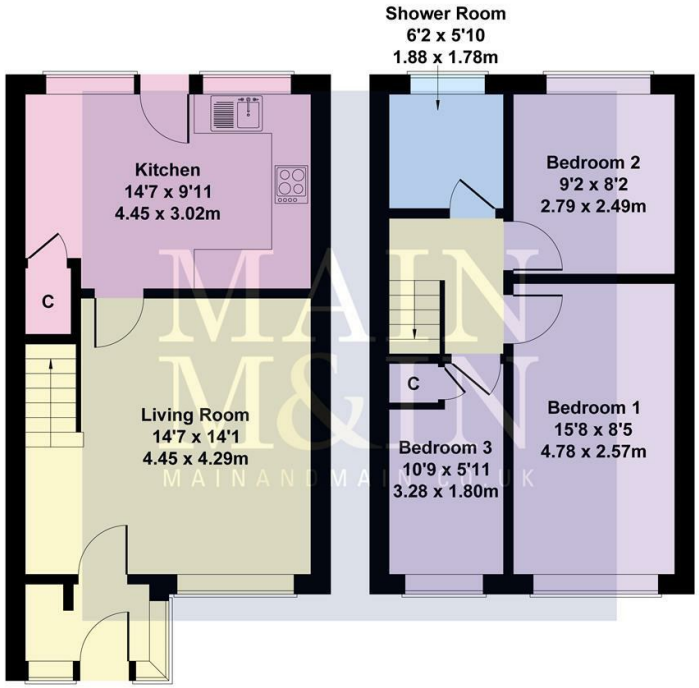






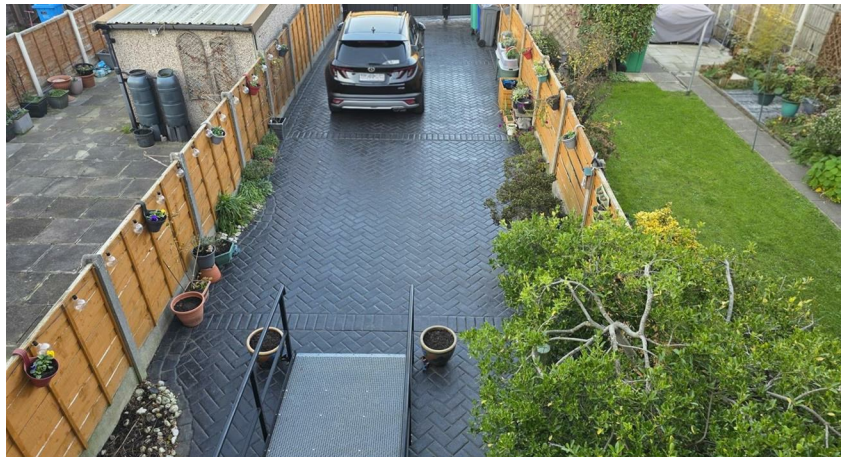
Wexford Walk

Approximate Gross Internal Area
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





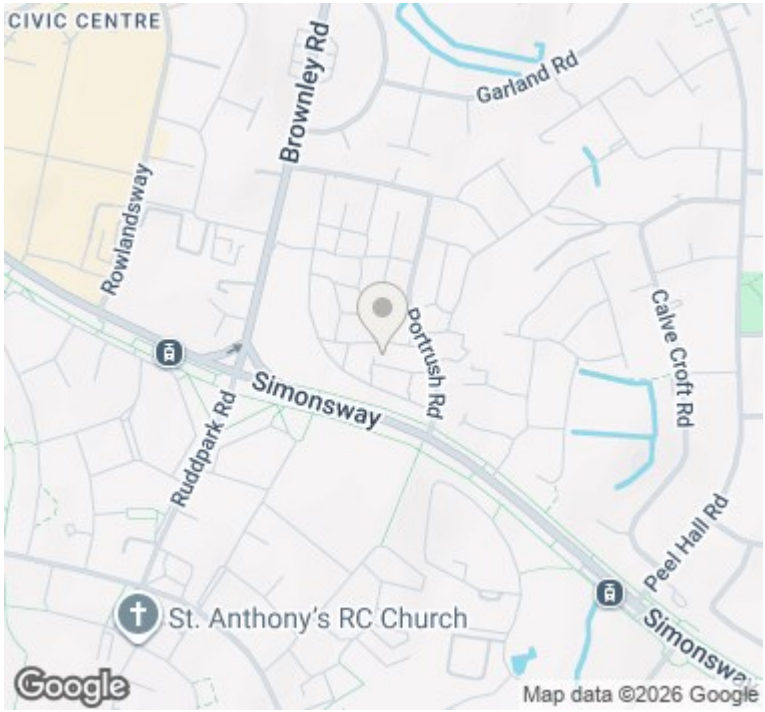
To view this property call Main & Main on 0161 437 1338









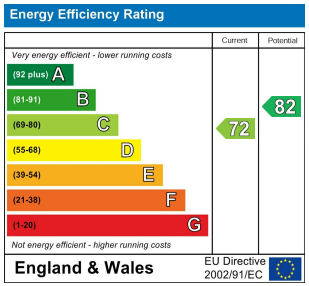


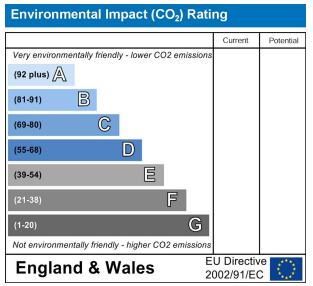
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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BEST AWARDS 2025 TOP 500 SALES

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