



20 Wexford Walk
Peel Hall M22 5GN
£235,000



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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.

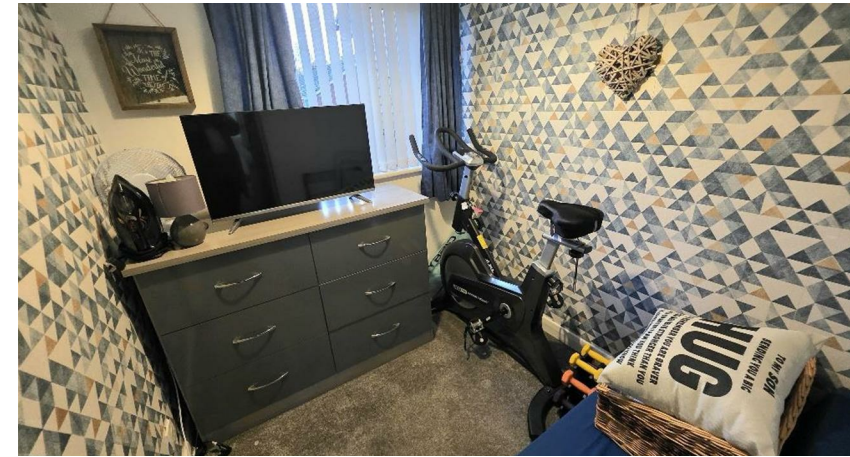
Leasehold Information

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

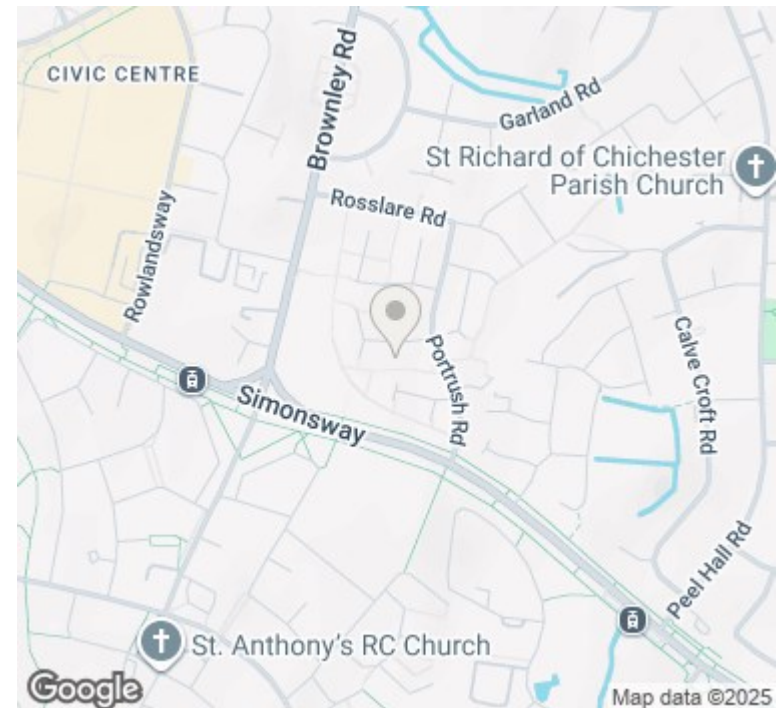
Ground Rent of £5 per annum payable.

Tenure: Leasehold

Council Tax: Manchester B



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

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