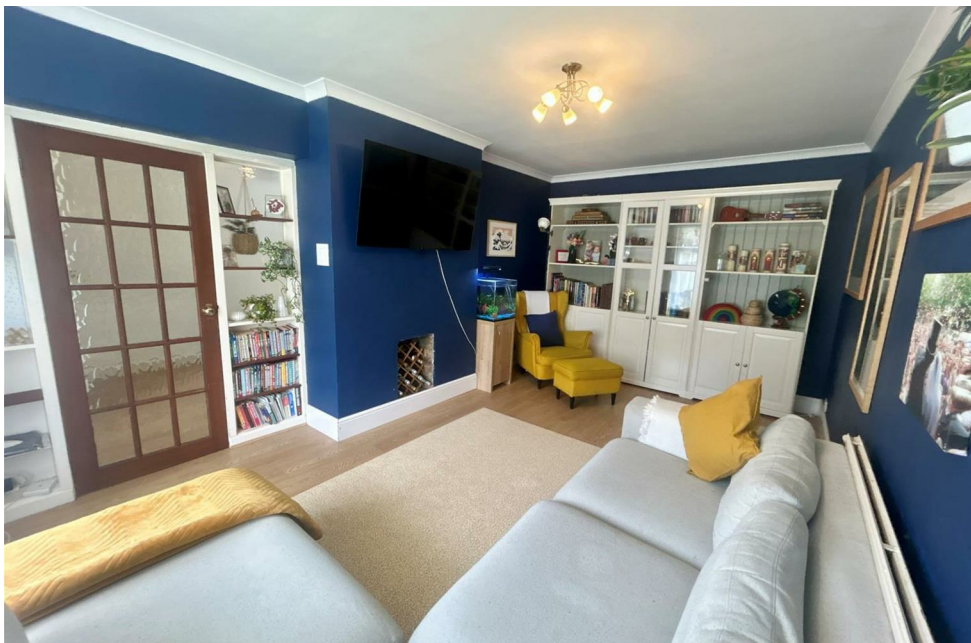




101 Calve Croft Road  
Peel Hall M22 5EY  
£435,000



MAINANDMAIN.CO.UK



# 101 Calve Croft Road

## Peel Hall M22 5EY

£435,000

This immaculate detached home offers excellent accommodation which is certain to impress, and is well-suited to meet the needs of family purchasers.

The accommodation comprises: Storm Porch, Entrance Hallway, Lounge, Kitchen/Diner, Conservatory , Utility Room, Downstairs WC, Study and a Ground floor bedroom.

To the first floor is a landing leading to three additional bedrooms, a shower room and a separate WC.

The house stands behind a garden area with a driveway providing off-road parking space for two vehicles leading to the integral garage, To the rear is an enclosed large garden.

The property lies close to the local facilities to include the Metrolink tram connection on Simonsway and the amenities of Heald Green village, with the rail station also close by. Within the area are schools for all age groups. Manchester Airport and the M56/60 Motorways are within a few miles.

A great family home not to be missed - An internal inspection is essential in order to avoid disappointment.

- PVCU Double Glazing
- Four Excellent Bedrooms
- 1619 Total Sq. Ft.
- Gas Central Heating
- Cavity Wall Insulation
- Large Rear Garden
- Viewing Essential
- Downstairs WC

### Storm Porch

Entrance Hall  
11'4 x 7'6  
Cloak cupboard

Living Room  
17'2 x 10'2

L shaped Kitchen/Diner  
19'1 ( max ) x 10'2 (max)  
Fitted Units, Integrated Oven/Grill, Fridge, Electric hob with extractor fan,  
Built in cupboard's

Conservatory  
12'2 x 9'6  
Patio doors to the rear

Utility Room  
12'8 (max) x 8'4  
Plumbing for washing machine

Downstairs W/C  
4'9 x 3'  
Low Level WC, Wash basin

Bedroom Three  
15'6 x 9'3

Study  
13'1 x 7'5

Landing  
Loft Access ( Boarded )

Bedroom One  
14'6 x 10'3

Bedroom Two  
10'9 x 10'3  
Fitted wardrobes

Bedroom Four  
10'6 x 8'4

Shower Room  
8'3 x 4'8  
Part Tiled walls, Walk in shower, wash basin, heated towel rail,

Separate W/C  
5'1 x 2'6  
Low Level WC

### External

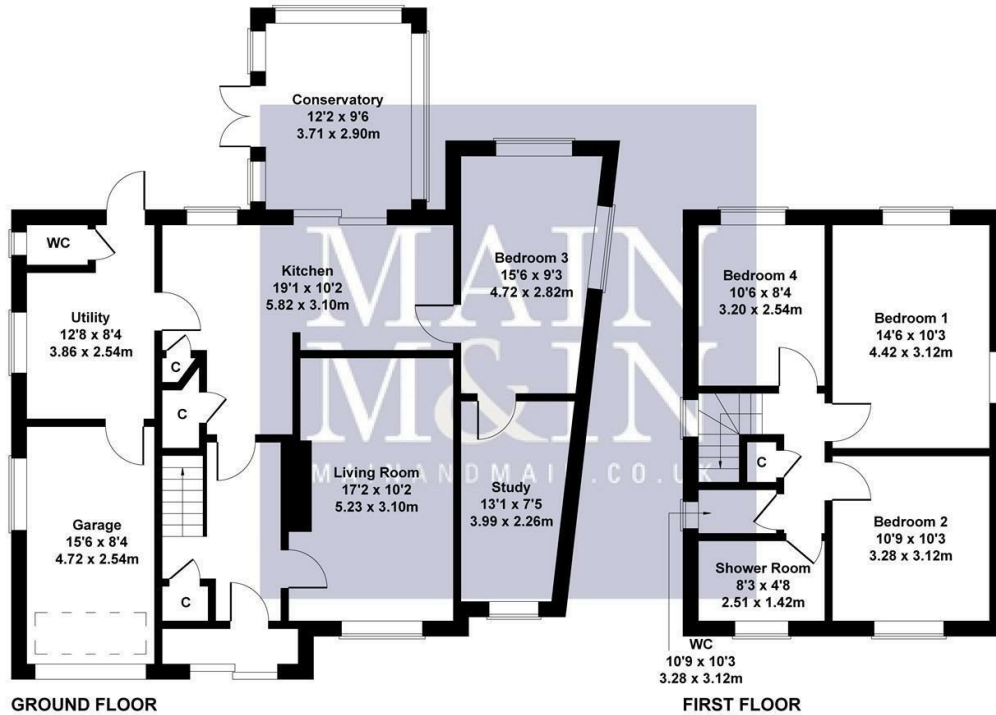
The property stands behind a garden area with a driveway providing off road parking space leading to an integral garage ( 15'6 x 8'4 )  
To the rear is a well-proportioned lawned garden , Patio and decorative borders.



Tenure: Freehold  
Council Tax: Manchester D



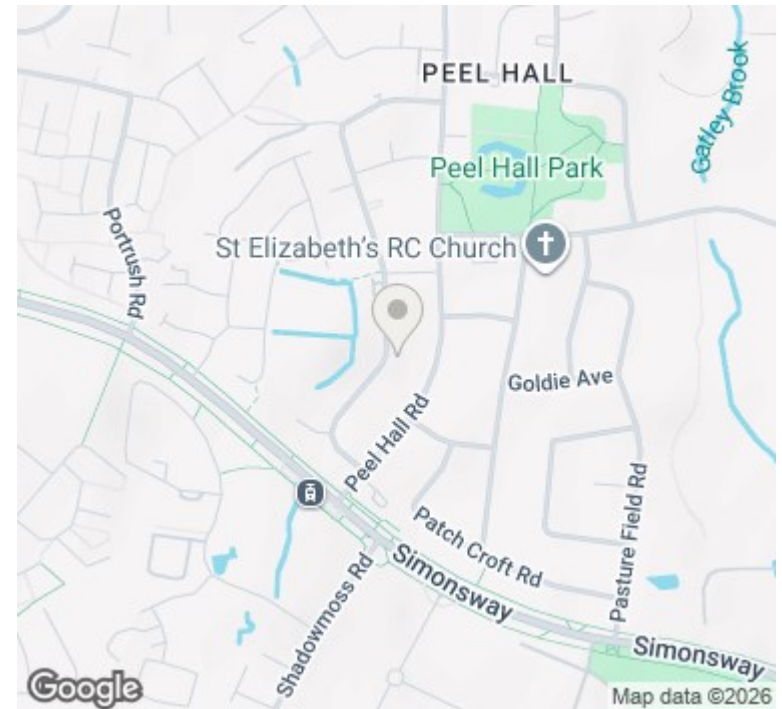
**Calve Croft Road**  
Approximate Gross Internal Area  
1619 sq ft - 150 sq m



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498