



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

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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
- 1216.32 Total Sq Feet
- 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,

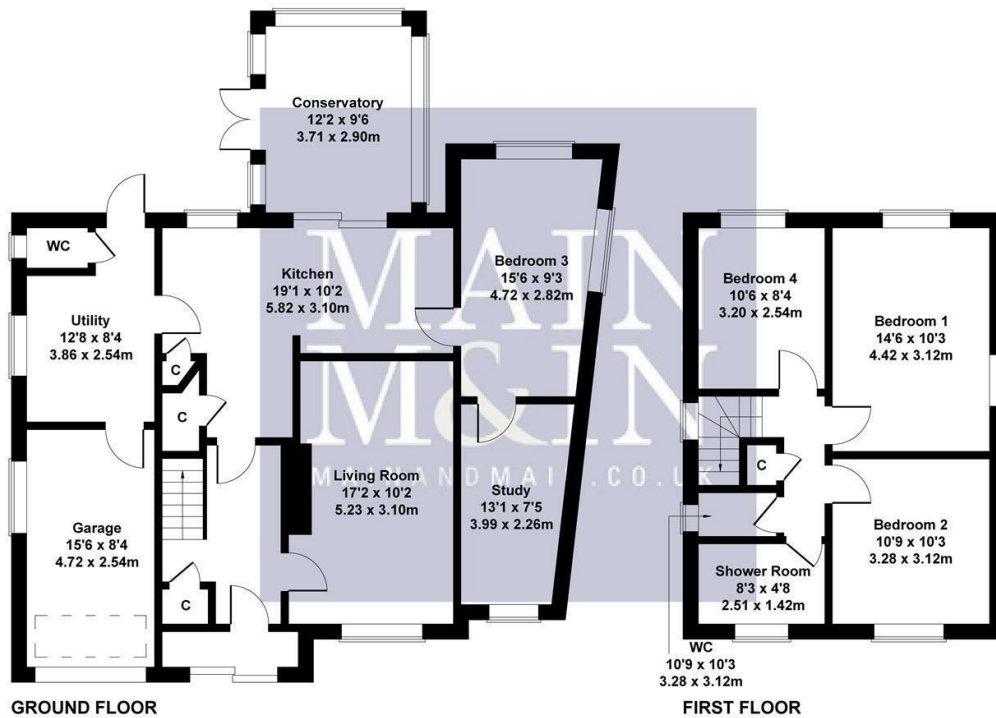
Separate W/C
5'1 x 2'6
Low Level WC

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.



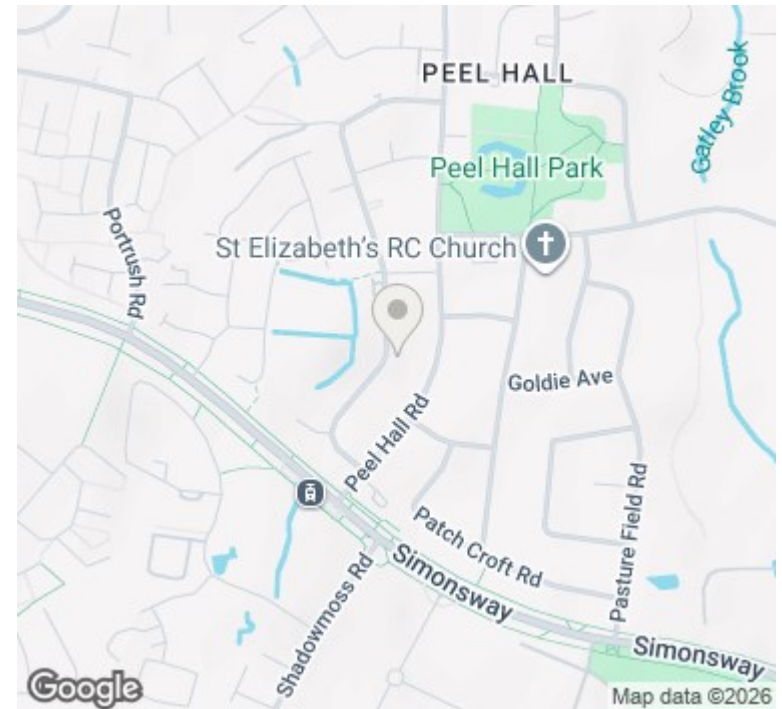
Tenure: Freehold
Council Tax: SMBC D



Not to Scale. Produced by The Plan Portal 2026
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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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	77	England & Wales
		65	EU Directive 2002/91/EC

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