



4 Lagan Walk  
Peel Hall M22 5WG  
Asking Price £250,000

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# 4 Lagan Walk

## Peel Hall M22 5WG

Asking Price £250,000



A Wimpey Built, Three Bedroom, Mid Mews available with a use loft room.

Built in the early 1970s, this well presented home represents excellent value at a sensible asking price. It lies on a popular residential development close to the Metro link on Simonsway and Civic Centre. The property is within a few miles of Manchester Airport and both the M56/M60 Motorways. Heald Green Village and Station is about one mile from the property. On the A34, one will find the large super stores i.e. John Lewis, Sainsbury's, Tesco, M&S etc.

The property offers: Entrance Porch, Lounge, Fitted Kitchen/Dining Area, Landing, Three Bedrooms, Bathroom/WC, Loft Room. Outside are gardens to the front and rear.

Overall the property has a floor area of approximately 916 square feet.

Viewing ESSENTIAL.

- Three Bedrooms plus Loft Room
- Gas Central Heating
- PVCU Double Glazing
- Popular Development
- Close to Metro Link
- Sensible Price
- Viewing Essential



Tenure: Leasehold  
Council Tax: Manchester City  
Council B

Entrance Porch

Lounge  
14'7" x 14'3"  
Recess to Chimney Breast, Laminate Floor

Kitchen/Dining Area  
14'7" x 9'4"  
Part Tiled Walls, Fitted White Units, Gas Hob, Extractor Hood, Under Oven/Grill  
Plumbing for Washing Machine, PVCU Double Glazed Rear Door, Wall Mounted Gas Boiler  
Cupboard under stairs

Landing

Bedroom One  
15'7" x 8'6"  
Storage Cupboard

Bedroom Two  
9'2" x 8'3"

Bedroom Three  
10'9" x 5'9"  
Storage Cupboard

Bathroom/WC  
6'1" x 6'  
Wall Tiling, Three Piece White Suite, Shower Screen, Shower Over Bath

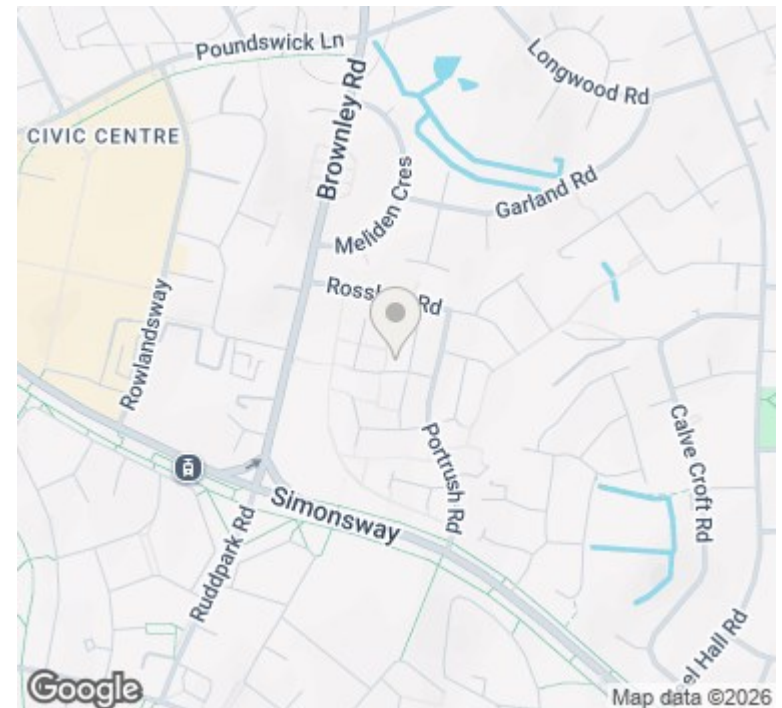
Loft  
13'8" x 11'2"  
Velux Window, Flooring, Folding Ladder

Outside  
Garden to front, enclosed garden to rear, fencing rear gate, shed, flower beds with shrubs

Lease Details  
Leasehold  
Residue of 200 years from 22/09/1970  
Ground Rent £5 per annum fixed (No Longer Collected)



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	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) 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 <sub>2</sub> emissions			
			74				86
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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