



203 Peel Hall Road
Peel Hall M22 5HJ
£340,000

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203 Peel Hall Road

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Offered for sale with no onward chain, this detached property stands on a large corner plot, with gardens to three sides. The house would benefit from some updating, but it is full of potential and has significant scope for improvement.

An entrance porch leads to an entrance hallway. There are two well-proportioned reception rooms and a fitted breakfast kitchen. To the first floor, a hallway gives access to three bedrooms, family bathroom and a separate WC.

These homes are always popular as they are well-placed for access to amenities, transport networks and schools.

The house may suit further extension (STP) and an internal inspection is essential in order to fully appreciate the scope offered by this property.

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cosmetic Updating Required
- Gas Central Heating
- Double Glazing
- Corner Garden Plot
- Driveway and Garage
- Popular Location
- No Onward Chain

Entrance Porch

Entrance Hallway

Tenure: Freehold

Council Tax: Manchester D

Living Room
13'9" into bay x 11'11"

Dining Room
11'9" x 10'9"

Breakfast Kitchen
8'2" x 13'11"

First Floor Landing

Bedroom One
13'10" into bay x 11'11"

Bedroom Two
11'9" x 10'9"

Bedroom Three
6'11" x 8'4"

Bathroom
8'6" x 4'9"

Separate WC

Attached Garage
16'9" x 9'0"

Externally
Gated driveway to the front. Gardens to three sides, laid to lawn, with decorative borders.





GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
(41-54) E	(51-60) C
(21-30) F	(61-70) B
(1-20) G	(71-80) A

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

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Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



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