



97 Calve Croft Road
Peel Hall M22 5EY
£375,000





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A substantial detached having Three bedrooms, Large garden. Sold by Main & Main fifty three years ago.

A substantial three bedroom detached house with large garden. Sold to the present owner by Main & Main fifty-three years ago!

This lovely family home offers: Entrance hallway, lounge, dining room, fitted kitchen, enclosed rear porch, utility room. To the first floor is a landing leading to three excellent bedrooms (two with fitted wardrobes), a wet room with shower and a separate WC.

Outside: A driveway leads to an attached brick-built garage. There is a garden area to the front and a large enclosed garden to the rear with seating area, lawned expanse and decorative borders.

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.

- Three Excellent Bedrooms
- PVCU Double Glazing
- Gas Central Heating
- Cavity Wall Insulation
- Large Rear Garden
- To Be Sold Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: Manchester D

Entrance Hall
11'4 x 7'7
Cloaks Cupboard , Glazed Screen

Lounge
17'6 x 11'2
Fire surround with marble hearth Coal effect gas fire, Sliding glazed door to

Dining Room
10'4 x 8'6
Double glazed Patio door

Fitted Kitchen
14'7 x 8'4
Part tiled walls, fitted units, Gas hob, inset oven/grill, Integrated fridge freezer, dishwasher, Larder plus store cupboard

Enclosed rear porch to

Utility Room
5'9 x 4'9
Wall mounted gas boiler

Landing
Airing cupboard

Bedroom One
14'9 x 10'7

Bedroom Two
10'11 x 10'5
Fitted Wardrobes and cupboard

Bedroom Three
10'8 x 8'5

Wetroom
8'2 x 4'9
Tiled walls and floor, Walk in large shower with screen, wash basin, inset lighting.

Seperate WC
Low level WC

Loft
Folding Ladder, flooring

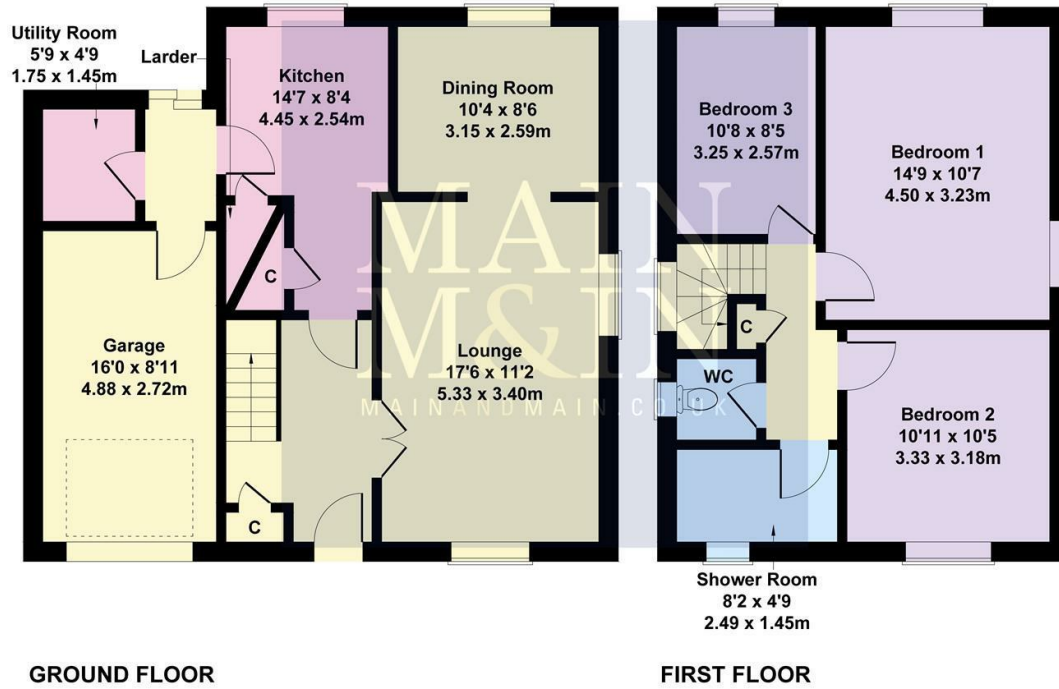
Outside
Driveway to the front alongside garden.
Rear garden with lawn, flower beds, fruit trees, fencing.





Calve Croft Road

Approximate Gross Internal Area
1225 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



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

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

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

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.

