



18 Ardmore Walk  
Peel Hall M22 5QG  
O.I.R.O £160,000



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A Two Bedroom First Floor Apartment available with NO CHAIN.

Backing onto school playing fields, this property was built in the early 1970's by George Wimpey. It lies on a quiet walk and also has the benefit of a garage. It is well presented throughout and offers: Entrance Vestibule to stairs leading to the first floor Landing, Lounge, Fitted Kitchen, Two Double Bedrooms, Bathroom/WC, (Loft Area with Ladder).

The property lies off Portrush Road which is in turn off Simonsway where the Metro Station can be found giving access to the Airport and Manchester City Centre. Also close by is Wythenshawe Civic Centre, Heald Green Village/Station and both the M56/M60 Motorways.

This is an excellent purchase ideal for a first time buyer or landlord wishing to increase their portfolio.

Viewing Essential.

- Two Double Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Garage
- Overlooking School Playing Fields
- NO ONWARD CHAIN
- A Great Purchase
- 149 years remaining on lease
- £5 annual ground rent

Tenure: Leasehold  
Council Tax: Manchester A

Entrance Vestibule  
PVCU Front Door  
Stairs to:

Landing  
Folding Ladders to Loft Area  
Lighting and Part Flooring

Lounge  
13'9" x 11'6"

Fitted Kitchen  
10'4" x 8'11"  
Wall Tiling, Fitted Cupboards (White)  
Space and plumbing for Washing machine, Space for Fridge and Cooker  
Tiled Floor

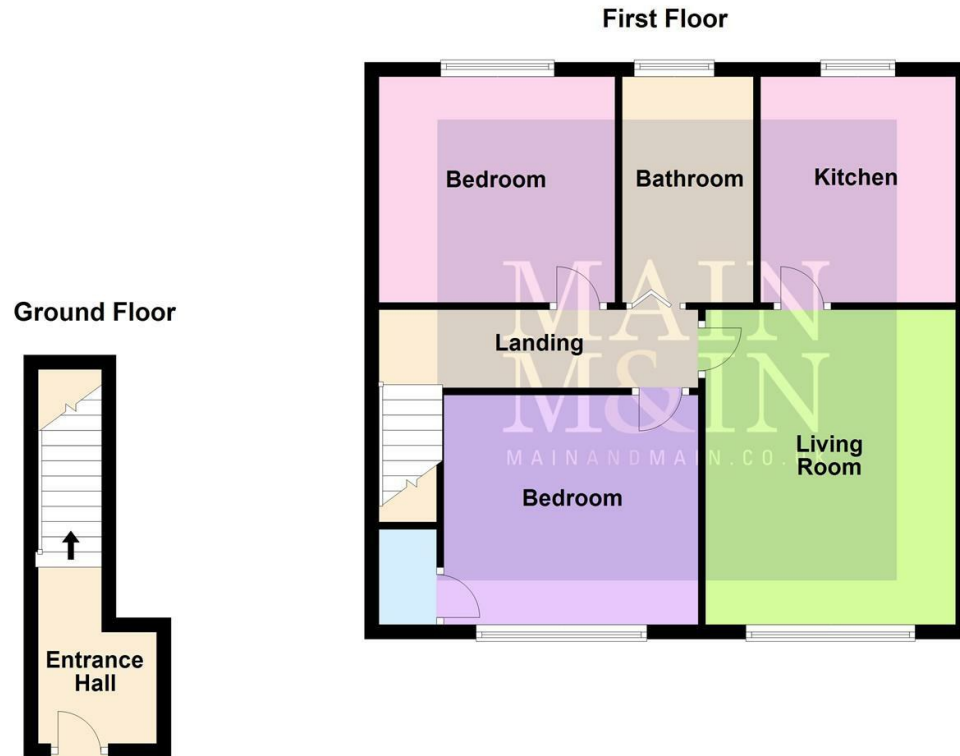
Bedroom One  
11'8" x 10'5"  
Built in Wardrobe, Laminate Floor

Bedroom Two  
10'9" x 10'7"  
Laminate Flooring

Bathroom/WC  
10'3" x 6'1"  
Tiled Walls and Floor, White Suite to include Bath & Shower  
Cubicle  
Pedestal Wash Basin, Low Level WC

Outside  
Concrete Garage Number 18





For illustration purposes only, not to scale.  
Plan produced using PlanUp.

18 Ardmore Walk, Wythenshawe, Manchester

To view this property call Main & Main on 0161 437 1338

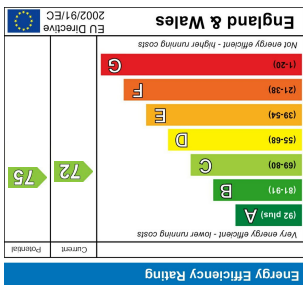
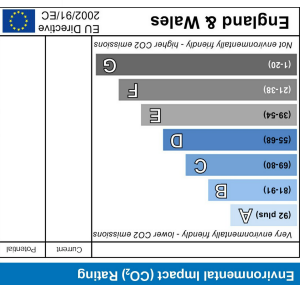


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Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is 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.

