



150 Calve Croft Road  
Peel Hall M22 5EX  
£790,000





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Offering over 3,200 sq feet of accommodation which is presented to a particularly high standard, this significantly extended detached residence is a remarkable property.

Having been comprehensively improved throughout, the end result is a stylish and unique family home which is certain to impress. Features include customisable LED lighting and selected areas of underfloor heating to the ground floor.

A wide entrance hallway leads to a spacious living room which opens to a dining area and then on to a sitting room which overlooks the garden. There is an impressive panelled study to the front of the house and a downstairs WC. A high-specification custom-made fitted kitchen features a central island and integrated appliances, with large glazed doors to the garden. There is a utility room with access into the integral garage.

A staircase with modern glazed balustrade rises to the first floor where the principal bedroom can be found. This large room has comprehensive fitted wardrobes and a luxury en-suite bathroom. A second double room also features an en-suite shower room and there are two further double bedrooms plus a family bathroom.

Tenure: Freehold  
Council Tax: Manchester D

To the second floor is a landing which offers a spacious sitting area/study, with access to storage. There is an impressively-proportioned bedroom with feature window and a dressing area, plus an en-suite shower room. A further double bedroom completes the accommodation.

The house stands behind a garden with a wide driveway providing off-road parking space. To the rear is a large garden which features a seating area and a large lawned expanse, with decorative borders and a storage shed.

The property is well-placed for access to transport networks and amenities. There are schools for all age groups in the locality.

The scale of this superb home and the excellent fit and finish is only really evident upon an internal inspection, which is strongly recommended.

- Six Bedrooms
- Four Bathrooms
- Three Reception Rooms
- Luxury Custom Made Kitchen
- High Specification
- Spacious Accommodation
- Driveway & Garage
- Attractive Gardens
- Convenient Location
- Viewing Essential





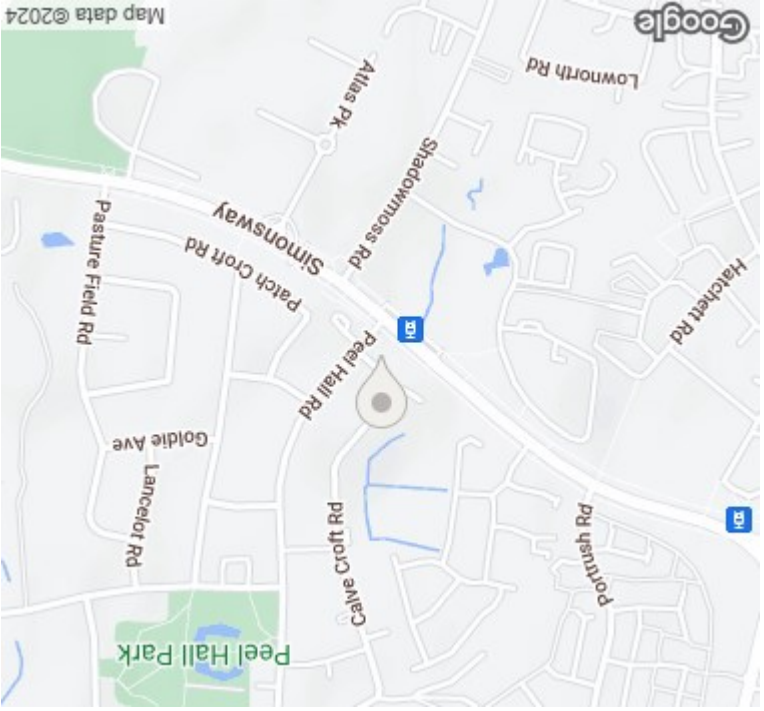
**Calve Croft Road**  
 Approximate Gross Internal Area  
 3282 sq ft - 305 sq m



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



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 |   |
| (92 plus) A                                 | Very energy efficient - lower running costs |
| (81-91) B                                   | Energy efficient - lower running costs      |
| (69-80) C                                   | Energy efficient - lower running costs      |
| (56-68) D                                   | Energy efficient - lower running costs      |
| (39-54) E                                   | Energy efficient - lower running costs      |
| (21-38) F                                   | Energy efficient - lower running costs      |
| (1-20) G                                    | Not energy efficient - higher running costs |
| 82  | Current                                     |
| 78  | Target                                      |

| England & Wales                                     |   |
|---|---|
| EU Directive 2002/91/EC                             |   |
| Very environmentally friendly - lower CO2 emissions |   |
| (92 plus) A   | Very environmentally friendly - lower CO2 emissions |
| (81-91) B   | Environmentally friendly - lower CO2 emissions      |
| (69-80) C   | Environmentally friendly - lower CO2 emissions      |
| (56-68) D   | Environmentally friendly - lower CO2 emissions      |
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|   | Current   |
|   | Target  |