



51 Patch Croft Road
Peel Hall M22 5JR
£367,500





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Offering well-presented accommodation throughout, this attractive semi-detached house forms part of a well-regarded residential development. The property is well-placed for access to transport network connections, with the Metrolink tram station close by. There are popular schools for all age groups within easy reach, along with plentiful amenities.

The property comprises: Wide entrance hallway, a spacious living room with feature fireplace, a dining room with French doors to the garden and a fitted kitchen which has a range of inbuilt appliances.

To the first floor are three well-proportioned bedrooms with fitted furniture and a spacious family bathroom.

The house stands behind a lawned garden, with a long driveway providing off road parking space which extends alongside the house, through security gates. To the rear of the property is an enclosed garden of a good size, with paved seating area, lawn, decorative borders and a greenhouse.

An additional feature is the detached workshop and utility room - This building could lend itself to a range of potential alternative uses if desired.

An early internal inspection is essential in order to fully appreciate all that this excellent home has to offer.

- Gas Central Heating
- PVCU Double Glazing
- Well-Presented Throughout
- Spacious Family Accommodation
- Driveway
- Gardens
- Detached Workshop/Utility
- Popular Location
- Viewing Essential

Entrance Hallway

Living Room
16'1" x 10'4"

Dining Room
10'4" x 7'11"

Kitchen
9'10" x 8'3"

First Floor Landing

Bedroom One
13'0" x 10'5" red to 8'7" to fitted robes

Bedroom Two
10'11" x 10'5"

Bedroom Three
9'10" x 8'3"

Bathroom

Externally

Driveway and gardens to the front, with security gates alongside the house.

Enclosed garden to the rear.

Detached Garage Workshop Area
16'5" x 9'1"

Detached Garage Utility Area
6'5" x 9'1"

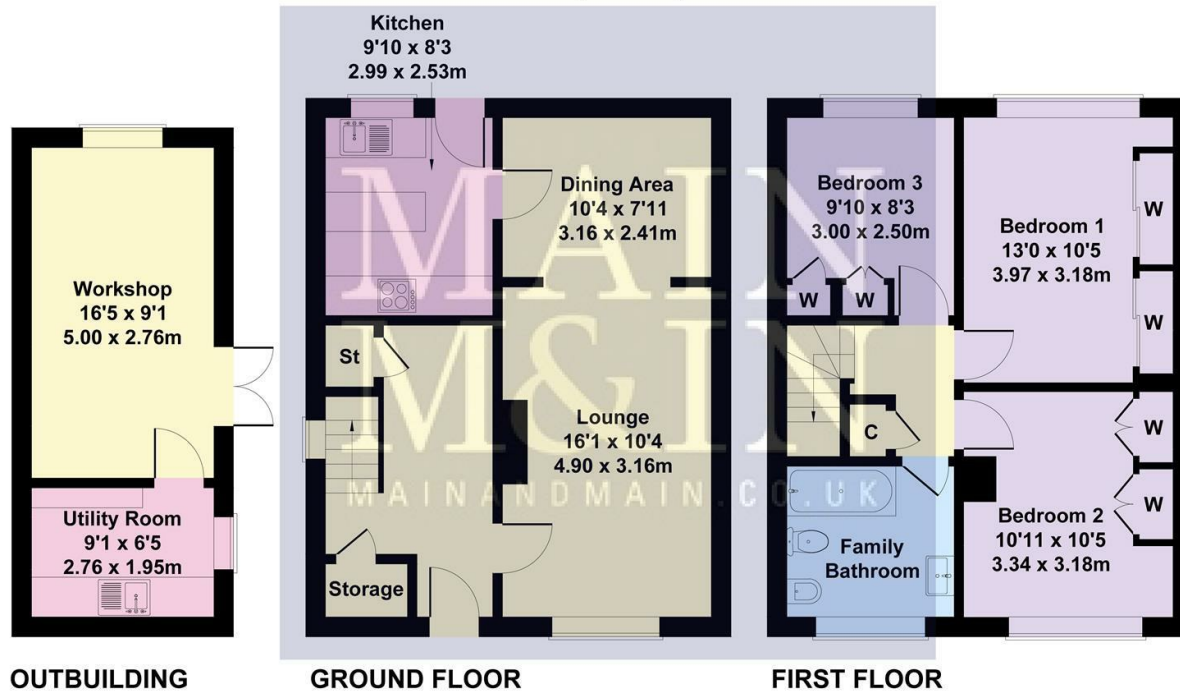
Tenure: Freehold

Council Tax: Manchester C



Patch Croft Road

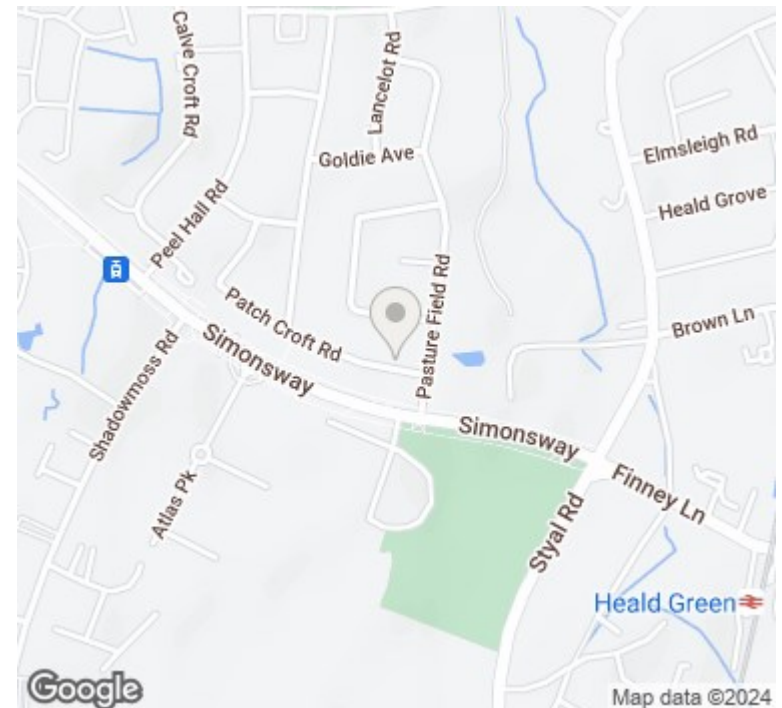
Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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.

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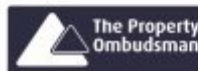
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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