



13 Lancelot Road  
Peel Hall M22 5JN  
Offers Over £525,000





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## Peel Hall M22 5JN

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Offering immaculate accommodation which is certain to impress, this greatly extended detached residence forms part of a well-established and much sought-after residential development which is close to amenities, transport networks and schools for all age groups.

The property comprises: Entrance hallway, downstairs WC, spacious living room which opens to a large sitting room and a superb open-plan luxury breakfast kitchen which opens to a dining room.

To the first floor is a well-proportioned principle bedroom with a door leading to a superb fully-fitted dressing room, formed through the conversion of the loft. The second double bedroom has an en-suite shower room/WC and there is a third double bedroom, with dual aspect. A family bathroom with separate shower enclosure completes the accommodation.

The house stands behind a garden area with a wide driveway which offers plentiful off-road parking space with an EV charge point installed. To the rear is a well-proportioned lawned garden, with decking areas and decorative borders.

The property will appeal to those seeking a spacious family home which is offered in 'turn-key' condition. An internal inspection is essential in order to fully appreciate all that is on offer here.

- Extended Detached Residence
- Superb Luxury Kitchen
- Three Reception Rooms
- Downstairs WC
- Three Double Bedrooms
- Two Bathrooms
- Dressing Room
- Driveway
- Attractive Gardens
- Sought-after Location

Entrance Hallway  
17'4" max x 6'1" max

Downstairs WC

Living Room  
20'6" x 10'7"  
Opens to:

Sitting Room  
13'5" into bay x 10'7"

Breakfast Kitchen  
14'10" x 14'10"  
Opens to:

Dining Room  
18'10" x 8'3"

First Floor Landing

Bedroom One  
13'9" into bay x 13'9"

Door to stairs leading up to:

Dressing Room  
8'2" x 8'5" to fitted wardrobes

Bedroom Two  
13'3" x 9'3"

En-Suite Shower Room/WC  
7'10" x 4'11"

Bedroom Three  
15'11" x 8'4"

Family Bathroom  
7'9" x 10'9" red to 7'10"

Externally

Garden and driveway with EV charging point to the front.

Enclosed garden to the rear with decked seating areas.

Central lawn with decorative borders. Two storage sheds.



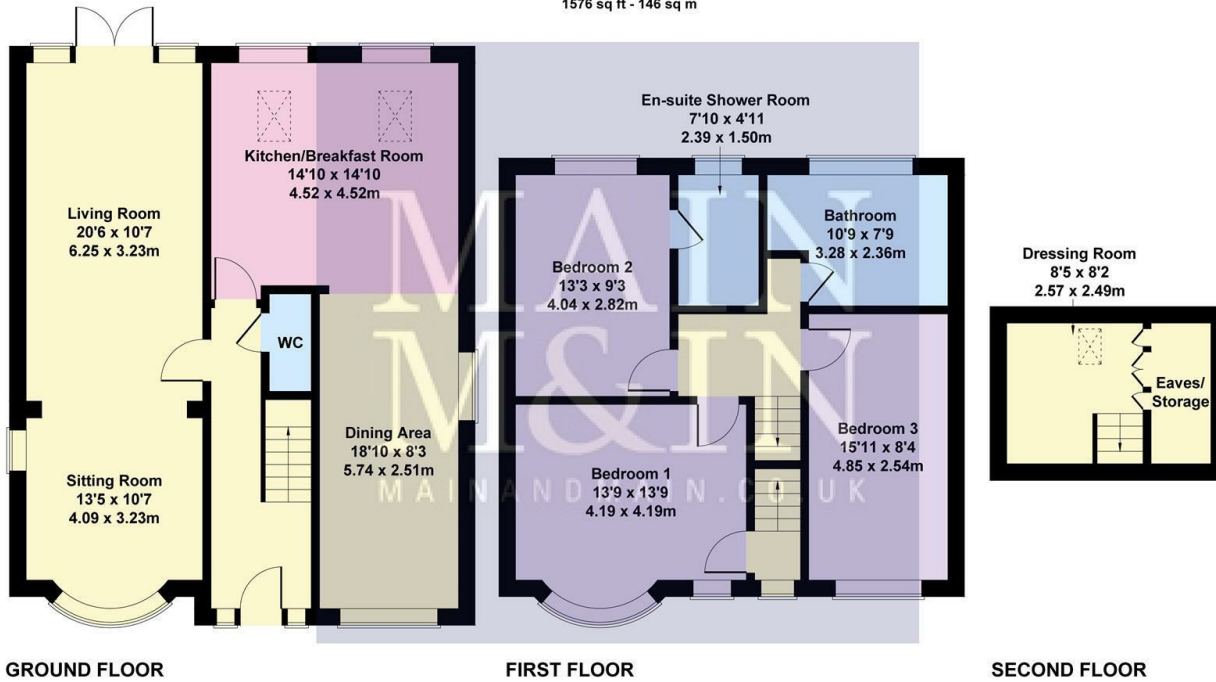
Tenure: Freehold

Council Tax: Manchester D



**Lancelot Road**

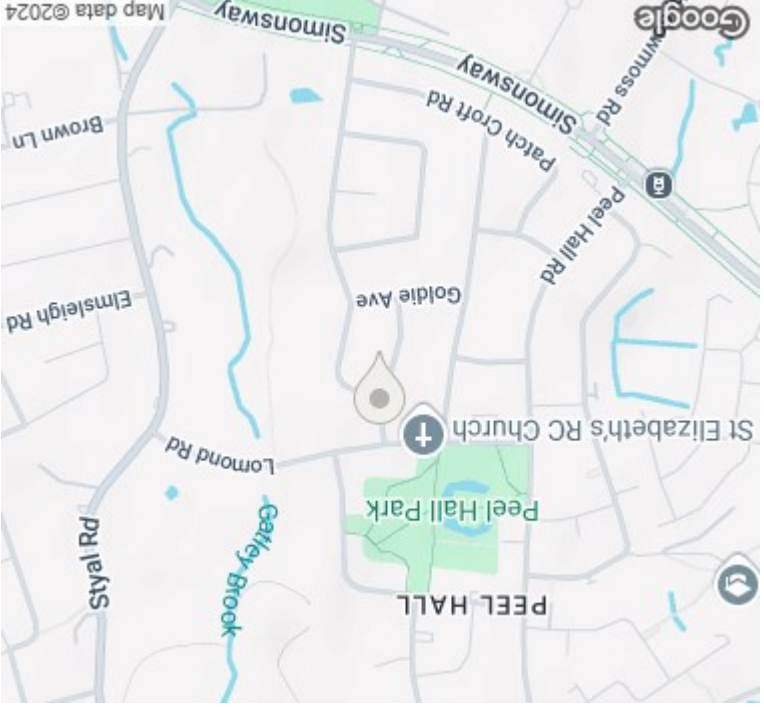
Approximate Gross Internal Area  
1576 sq ft - 146 sq m



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.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

England & Wales	
EU Directive 2002/91/EC	
Current	Target
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(56-68) D	(56-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions

71

79

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(39-54) E	(39-54) E
(21-38) F	(21-38) F
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Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions

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