



23 Hockenhull Close  
Peel Hall M22 5TF  
Offers Over £230,000





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Offered for sale with no onward chain, this semi-detached property stands towards the end of a cul-de-sac, with a long driveway providing off road parking space and leading to a detached brick-built garage.

The house represents a superb opportunity to acquire a home which can be upgraded. The accommodation comprises: Entrance vestibule, living room, dining kitchen with doors to the garden.

To the first floor are two double bedrooms, both with fitted furniture. A bathroom completes the property.

There are lawned gardens to the front and a low-maintenance garden to the rear, with seating areas and decorative borders.

The property forms part of the ever-popular Ashway Park development, which is well-placed for access to transport networks (Metrolink, motorway links, rail station, Manchester Airport) and amenities.

These homes appeal to owner-occupiers as well as investor purchasers and we strongly recommend an early internal inspection.

Tenure: Freehold  
Council Tax: Manchester B

- Gas Central Heating
- PVCU Double Glazing
- Two Double Bedrooms
- Cul-de-sac Location
- Gardens Front and Rear
- Driveway
- Detached Garage
- No Onward Chain
- Close to Transport Links
- Some Updating Required

Entrance Porch/Vestibule  
3'6" x 4'6"

Living Room  
15'6" x 11'9"

Dining Kitchen  
8'11" x 11'9"

First Floor Landing

Bedroom One  
11'9" red 9'11" to robes x 8'11"

Bedroom Two  
11'9" red to 9'9" to robes x 8'2" red to 7'1"

Bathroom  
8'9" x 4'7"

Externally  
Lawned front garden.  
Enclosed low-maintenance rear garden.  
Driveway leading to:

Detached Garage  
15'9" x 8'0"

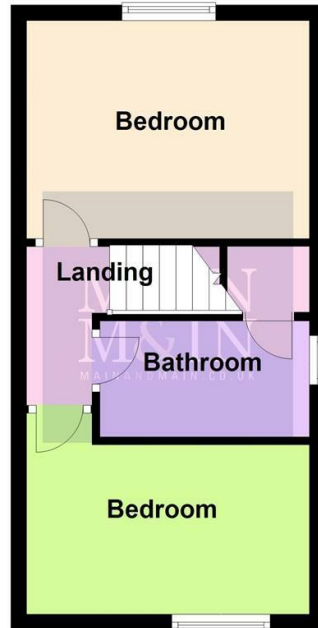




Ground Floor



First Floor



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

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.

[mainandmain.co.uk](http://mainandmain.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                 |  |                         |           | (92 plus) A   |  |                         |           |
| (81-91) B                                   |  |                         |           | (81-91) B   |  |                         |           |
| (69-80) C                                   |  |                         |           | (69-80) C   |  |                         |           |
| (55-68) D                                   |  |                         |           | (55-68) D   |  |                         |           |
| (39-54) E                                   |  |                         |           | (39-54) E   |  |                         |           |
| (21-38) F                                   |  |                         |           | (21-38) F   |  |                         |           |
| (1-20) G                                    |  |                         |           | (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales   |  | EU Directive 2002/91/EC |           |

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



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