



194 Peel Hall Road
Manchester M22 5HD
£365,000



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Available with no onward chain, this well-presented semi-detached residence is well-positioned for access to amenities, transport networks and schools.

The property offers the following accommodation: Entrance porch, entrance hallway, downstairs WC, living room, dining room and a fitted dining kitchen with range of integrated appliances.

To the first floor is a landing which leads to the three well-proportioned bedrooms, a bathroom and a separate WC.

The house stands behind a garden and driveway which provides off road parking space which leads to an attached garage. To the rear is an enclosed garden which offers a good degree of privacy. It features a large lawn with decorative borders, fruit trees and a seating area.

An early internal inspection is essential in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Downstairs WC
- Dining Kitchen
- Three Bedrooms
- Fitted Bathroom
- Driveway & Garage
- Gardens
- No Chain

Entrance Porch

Entrance Hallway
15'7" max x 6'4" max

Downstairs WC

Reception Room
13'3" into bay x 10'6"

Rear Reception Room
14'11" x 10'6"

Dining Kitchen
7'10" x 15'0"

First Floor Landing

Bedroom One
16'5" into bay x 9'8"

Bedroom Two
12'0" x 9'8"

Bedroom Three
9'8" into bay x 7'4"

Bathroom
5'5" x 7'2"

Separate WC

Attached Garage
16'11" x 9'1"

Externally

Garden to the front with driveway.

Enclosed garden to the rear with lawn, decorative borders and seating area.

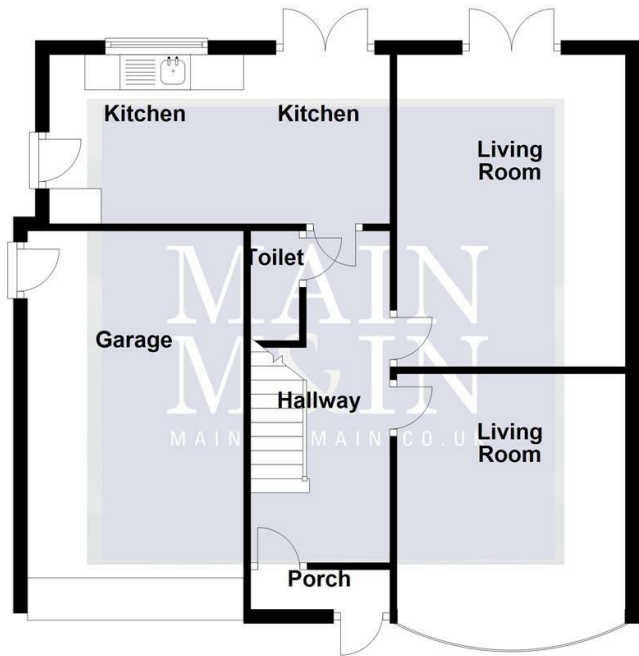


Tenure: Freehold

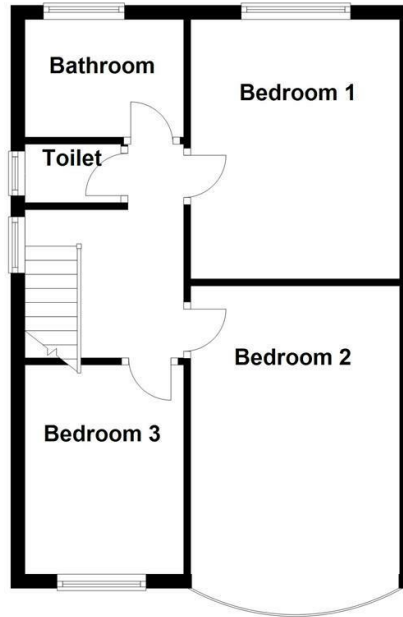
Council Tax: Manchester C



Ground Floor



First Floor



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

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





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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Energy efficient - lower CO2 emissions (55-68)	D
Energy efficient - lower CO2 emissions (39-54)	E
Energy efficient - lower CO2 emissions (21-38)	F
Not energy efficient - higher CO2 emissions (1-20)	G
Current	Potential

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Current	Potential

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.

