



45 Patch Croft Road  
Peel Hall M22 5JR  
Asking Price £330,000







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A Freehold, Three Bedroom Semi Detached in need of cosmetic improvement. NO CHAIN.

Lying off Pasturefield Road, this property offers the following: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Landing, Three Excellent Bedrooms, Bathroom and Separate WC. Outside is a detached garage, gardens to both the front and rear.

The property lies close to the Metro on Simonsway as well as Heald Green Village and Station. Within a few miles are both the M56/M60 Motorways and Manchester Airport. A little further afield are centres such as Gatley, Cheadle, Cheadle Hulme, Handforth and Wilmslow.

Once brought up to modern day requirements it will provide a lovely family home at a sensible price.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Detached Garage
- Close to Metro
- Updating Required
- Freehold
- NO CHAIN

Entrance Hall  
8'3 x 11'1  
Built in Cupboard

Living Room  
16'3 x 10'4  
Wall mounted gas fire with Back Boiler for central heating and hot water, Opening to

Dining Room  
10'4 x 7'93

Kitchen  
9'8 x 8'6  
Tiled walls and floors Base units, wall units

Conservatory  
8'3 x 8'2  
Patio door to the rear

Downstairs Toilet  
5'2 x 2'7

1st Floor Landing  
Loft Access

Bedroom One  
13'2 x 10'3

Bedroom Two  
11' x 10'4

Shower Room  
8'3 x 4'3  
shower unit, Pedestal wash basin

Separate WC  
5'34 x 2'6

Outside  
Garden to the front with driveway providing off road parking space.  
access to the side there is a detached garage.  
Large garden to the rear which is laid to lawn with decorative borders and established trees and shrubs.

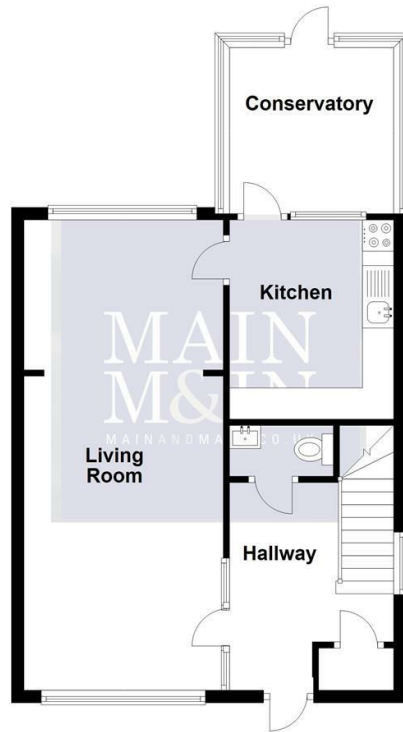


Tenure: Freehold  
Council Tax: Manchester C

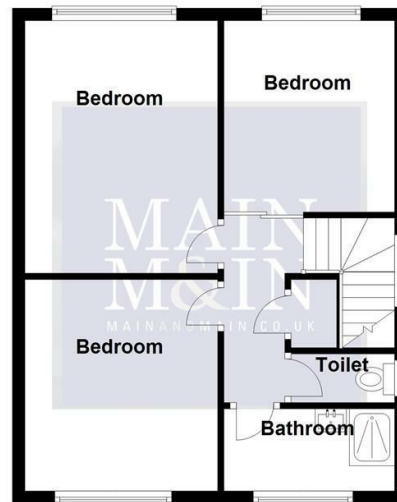




Ground Floor



First Floor



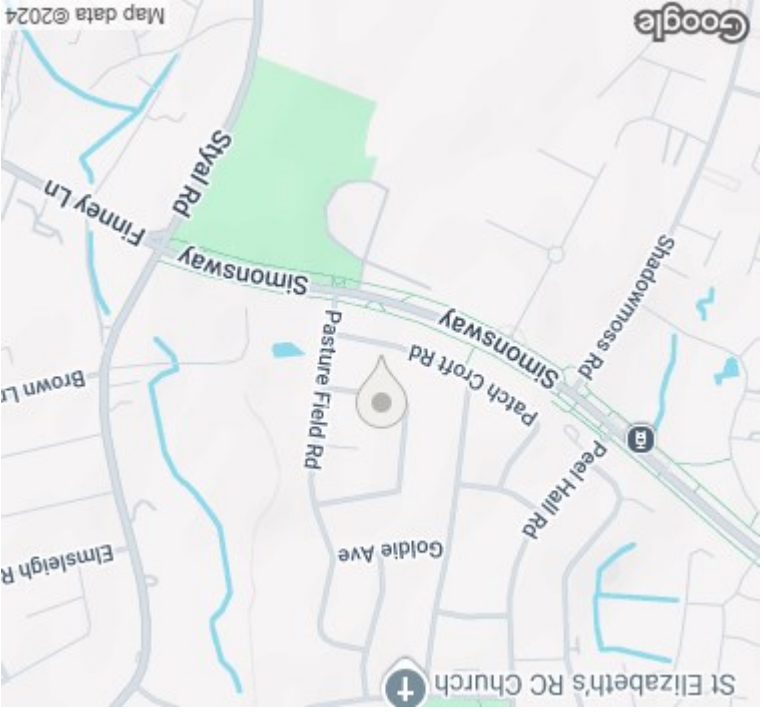
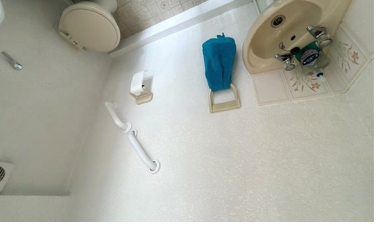
For illustration purposes only, not to scale.  
Plan produced using PlanUp.

45 Patch Croft Road, Peel Hall

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
85	A	85	A
81-81	B	69-80	B
69-80	C	55-68	C
55-68	D	39-54	D
39-54	E	21-38	E
21-38	F	1-20	F
1-20	G		G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	EU Directive 2002/91/EC		
England & Wales	England & Wales		

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 Lettings (1<sup>st</sup> Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666  
 Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498