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FOR
SALE

0161 437 1338
Heald Green

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

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45 Patch Croft Road

Peel Hall M22 5JR

Asking Price £330,000

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

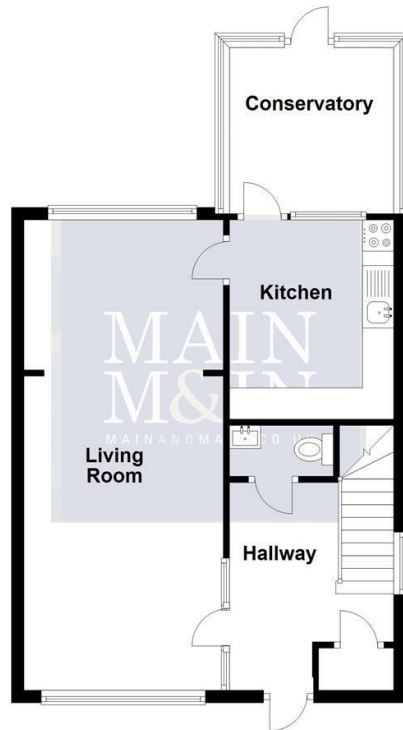
Outside
Garden to the front with driveway providing off road parking space.
access to the side there is a detached garage.
Large garden to the rear which is laid to lawn with decorative borders and established trees and shrubs.

Tenure: Freehold
Council Tax: Manchester C

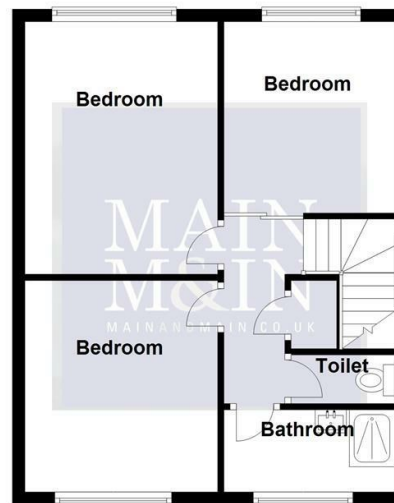




Ground Floor



First Floor

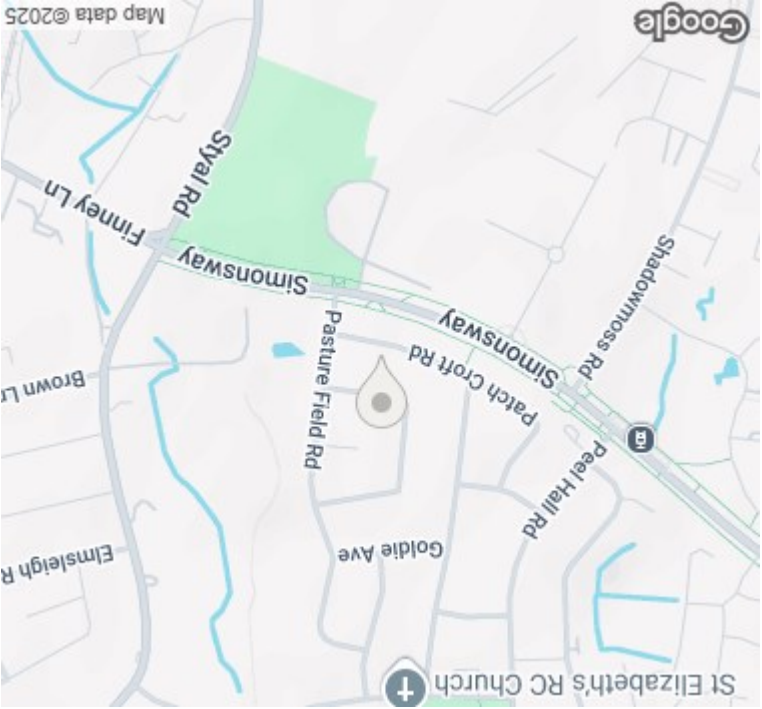


For illustration purposes only, not to scale.
Plan produced using PlanUp.

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.

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(81-91) B	
(69-80) C	
(56-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
England & Wales	
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