



29 Pasturefield Road
Peel Hall M22 5JX
Asking Price £465,000





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A beautifully presented, extended FREEHOLD Detached with three double bedrooms, three reception rooms and two bathrooms.

Situated on Pasturefield Road and backing onto Greenbelt (Grazing Land), this superb home offers: Entrance Porch, Hallway, Downstairs Shower Room/WC, Living Room, Sitting Room and a Dining Room which opens on to the fitted luxury Kitchen.

To the first floor is a landing with storage, three Double Bedrooms and a modern Bathroom/WC.

A large attached brick garage provides additional storage space, with a block-paved driveway providing parking for three cars to the front, with a garden area alongside. An attractive enclosed rear garden features a paved seating area, lawned expanse and raised borders. The property enjoys an open aspect across the fields to the rear.

The property lies close to excellent local facilities being close to Heald Green Village, Metrolink, Train Station and both the M56/M60 Motorways as well as Manchester Airport.

This is an excellent family home which has to go at the top of any buyer's viewing list.

- Gas Central Heating
- Triple Glazing
- Cavity Wall Insulation
- Three Double Bedrooms
- Three Reception Rooms
- Open Rear Aspect
- Freehold
- Driveway
- Gardens
- Viewing Essential

Entrance Porch
8'8" x 3'10"

Entrance Hallway
8'8" x 7'1" max

Living Room
16'4" x 10'11"

Dining Room
13'3" x 11'9"
Open to:

Kitchen
16'3" x 7'10"

Sitting Room
17'10" x 12'10" red 10'11"

Downstairs Shower Room/WC
8'10" max x 5'10"

"Jack and Jill" format with access from entrance hallway and Sitting Room.

First Floor Landing

Bedroom One
14'3" to fitted wardrobes x 10'11"

Bedroom Two
9'7" x 11'4"

Bedroom Three
9'7" x 8'5"

Bathroom
6'4" x 7'11"

Attached Garage
9'0" x 17'3"

Externally
Garden to front with block-paved driveway providing off road parking space. Large enclosed garden to the rear with paved seating area, lawned expanse, raised borders. Storage shed.

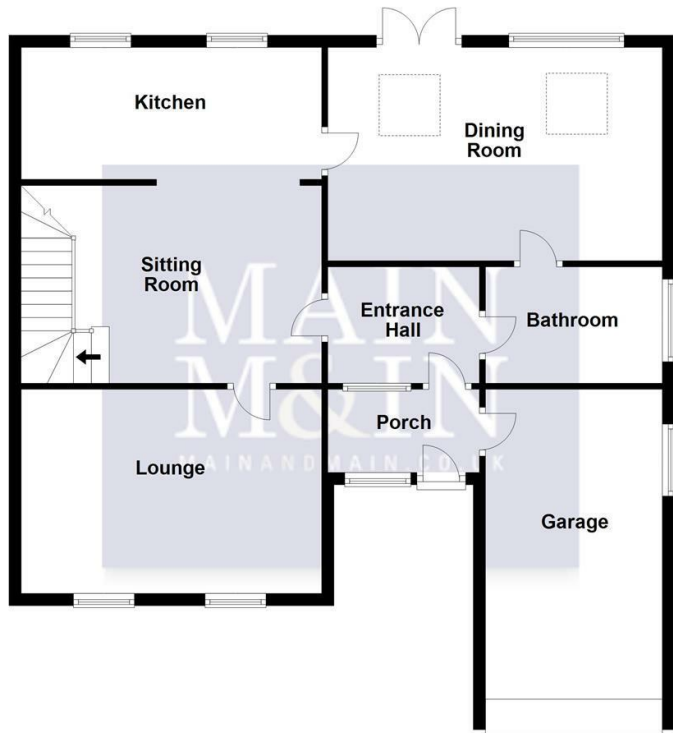


Tenure: Freehold

Council Tax: Manchester D



Ground Floor



First Floor

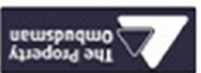


For illustration purposes only, not to scale.
Plan produced using PlanUp.

29 Pasturefield Road, Manchester



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



Company Registration No. S615498

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

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
78	
67	

