



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

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29 Pasturefield Road

Peel Hall M22 5JX

Asking Price £465,000

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

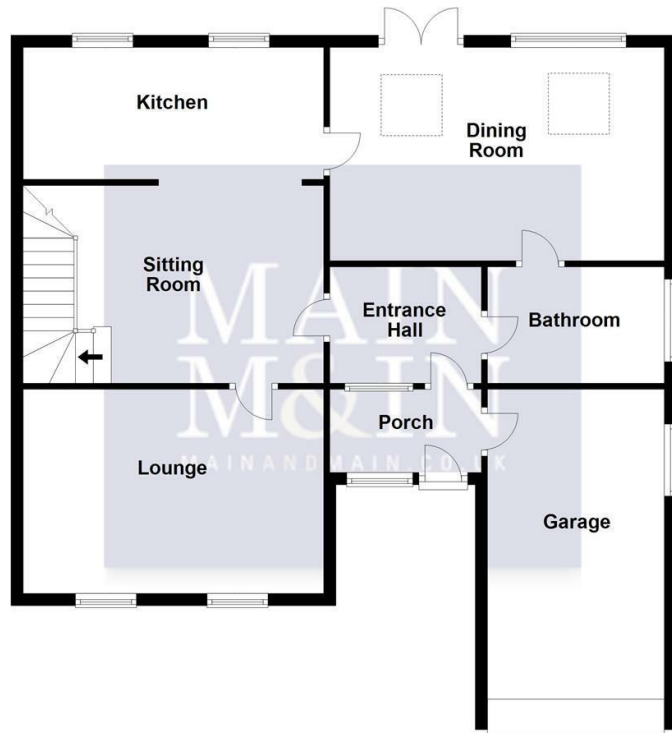
Garden to front with block-paved driveway providing off road parking space. Large enclosed garden to the rear with paved seating area, lawned expanse, raised borders. Storage shed.



Tenure: Freehold
Council Tax: Manchester D



Ground Floor



First Floor

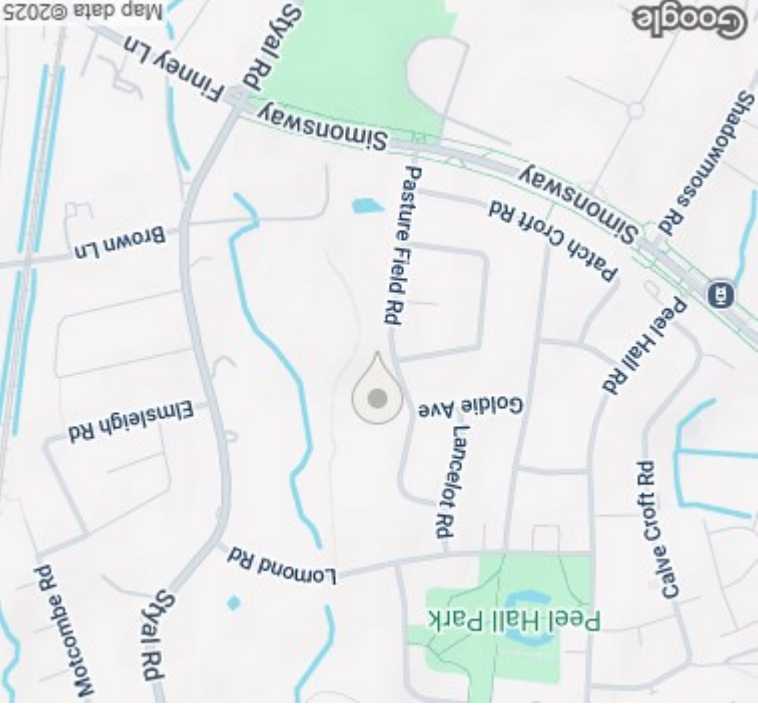
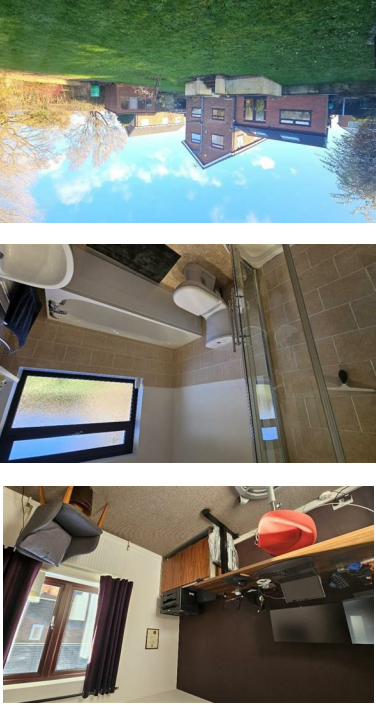


For illustration purposes only, not to scale.
Plan produced using PlanUp.

29 Pasturefield Road, Manchester



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



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
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