



29 Lomond Road
Peel Hall M22 5JA
Asking Price £445,000

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Asking Price £445,000

A FREEHOLD, Family, Four Bedroom extended detached complete with loft room.

Situated on a tree lined road off Styal Road, this family home offers: Entrance Porch, Hallway, Lounge, Extended Dining Room, Refitted modern Kitchen, Utility Room and a Downstairs WC.

To the first floor is a landing with access to Four Bedrooms and a Family Bathroom/WC. Stairs lead up to a Loft Room which has a roof window and storage space in the eaves.

Outside: An attached garage provides storage space. There are gardens to both the front and rear with space for two cars on a block paviour driveway.

The property lies close to local facilities with the train station plus shops in Heald Green and the Metro on Simonsway. Within a few miles are both the M56/M60 Motorways and Manchester International Airport.

The asking price has been sensibly set and represents an excellent purchase.

- Gas Central Heating
- PVCU Double Glazing
- Four Bedrooms
- Loft Room
- Re-Fitted Modern Kitchen
- Extended Dining Room
- Freehold

Tenure: Freehold
Council Tax: Manchester E

Entrance Porch
4'8" x 9'8"

Entrance Hallway
14'4" x 4'8"

Living Room
13'6" x 12'0"
Open to:

Dining Room
12'5" x 12'0"
Open to:

Sitting Room
8'5" x 12'0"

Kitchen
9'2" x 14'0"

Utility Room
3'1" x 16'6"

Downstairs WC

First Floor Landing

Bedroom One
13'6" x 11'11"

Bedroom Two
10'1" x 14'1"

Bedroom Three
9'4" x 11'11" red to 10'9"

Bedroom Four
6'1" x 6'1"

Bathroom
6'1" x 8'6"

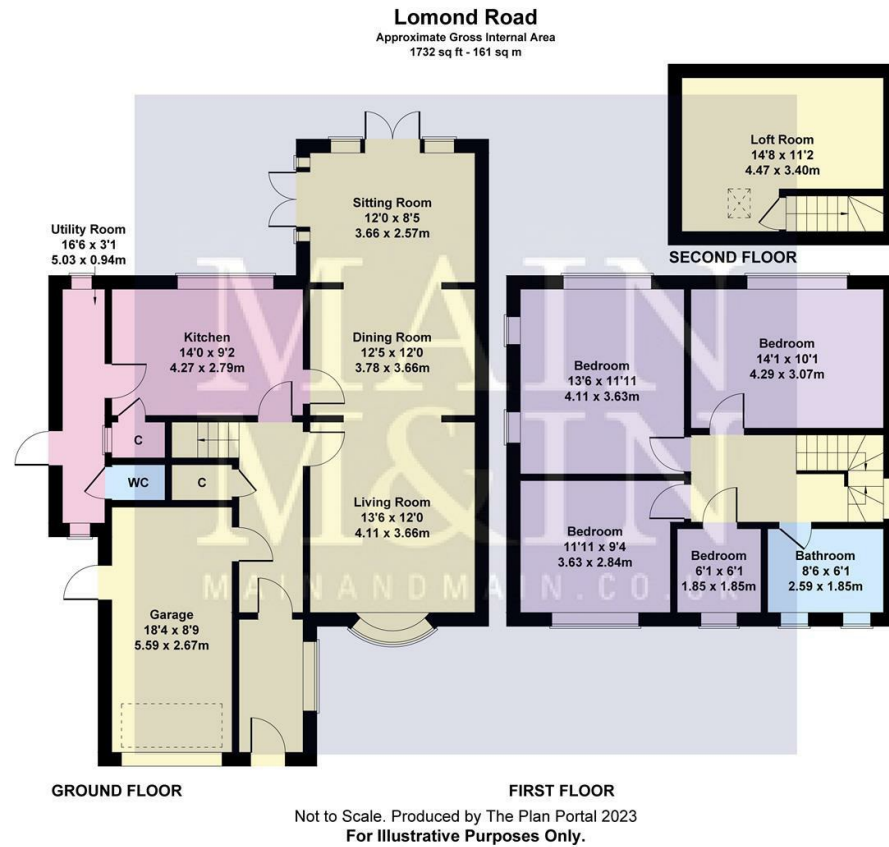
Stairs to Second Floor

Loft Room
11'2" max x 14'8" red to 10'0" (restricted head he

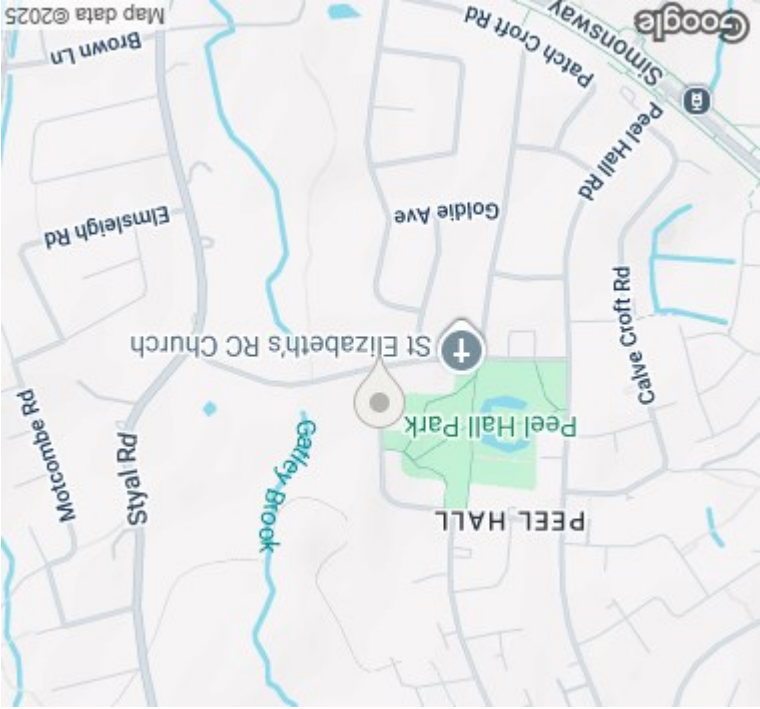
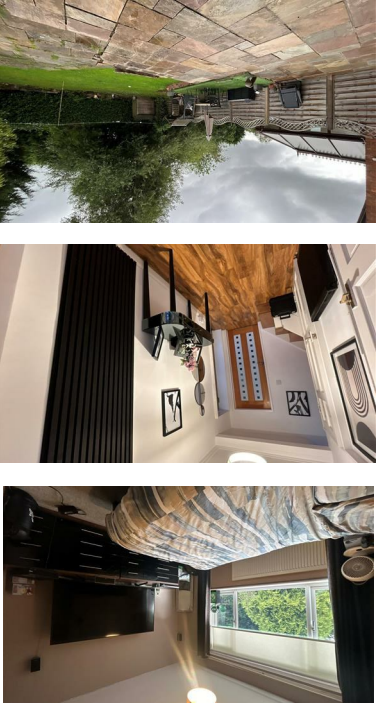
Externally
Gardens to front and rear.

Attached Garage Store
8'9" x 18'4"





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	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-40) E
(55-68) D	(41-50) D
(39-54) E	(51-60) C
(21-30) F	(61-80) B
(1-20) G	(81-91) A
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions
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