



2 Lings Walk
Peel Hall M22 5FX
Asking Price £475,000





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Standing on a large corner garden plot, this detached residence offers versatile accommodation which will suit the needs of family purchasers in particular. It will appeal to those seeking a property which can be updated to their own specification.

The property forms part of a sought-after residential area, with many nearby homes having recently benefited from improvement and development. With such a generous plot, this property has significant potential to further extend, subject to gaining the necessary permissions.

The accommodation comprises: Entrance hallway, downstairs WC, a spacious central living/dining room and a further sitting room. The kitchen is located to the rear of the property. There is a further reception room which could suit use as a fourth bedroom, situated to the front of the house.

To the first floor a landing gives access to a principal bedroom with dual aspect. There are two further double bedrooms and a modern family bathroom.

The property stands behind a wide driveway which provides ample off road parking space. Lawned gardens extend to the front and side, with a feature fish pond.

The area benefits from excellent transport links, plentiful amenities and schools to cater for all age groups.

This is a property full of potential which should be viewed in order to appreciate all that it offers.

Tenure: Freehold
Council Tax: Manchester D

- Spacious Detached Residence
- Versatile Living Accommodation
- Corner Garden Plot
- Further Extension Potential (STP)
- Wide Driveway
- Cul-de-sac Location

Entrance Hallway

Downstairs WC

Living/Dining Room
16'5 max x 20'6 max

Sitting Room
16'5 x 10'10

Kitchen
8'2 x 8'0

Downstairs WC
3'1 x 6'0

Living Room/Bedroom Four
16'5 x 8'5

First Floor Landing

Bedroom One
10'11 x 16'5

Bedroom Two
9'1 x 9'7

Bedroom Three
11'3 x 9'7

Shower Room/WC
6'4 x 7'3

Externally
Corner garden plot, laid to lawn with fish pond and hedgerow border.
Wide driveway providing off road parking space.

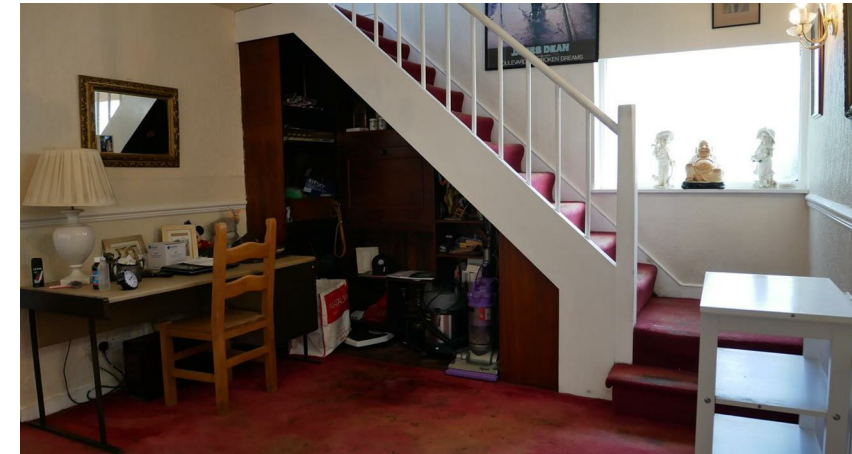




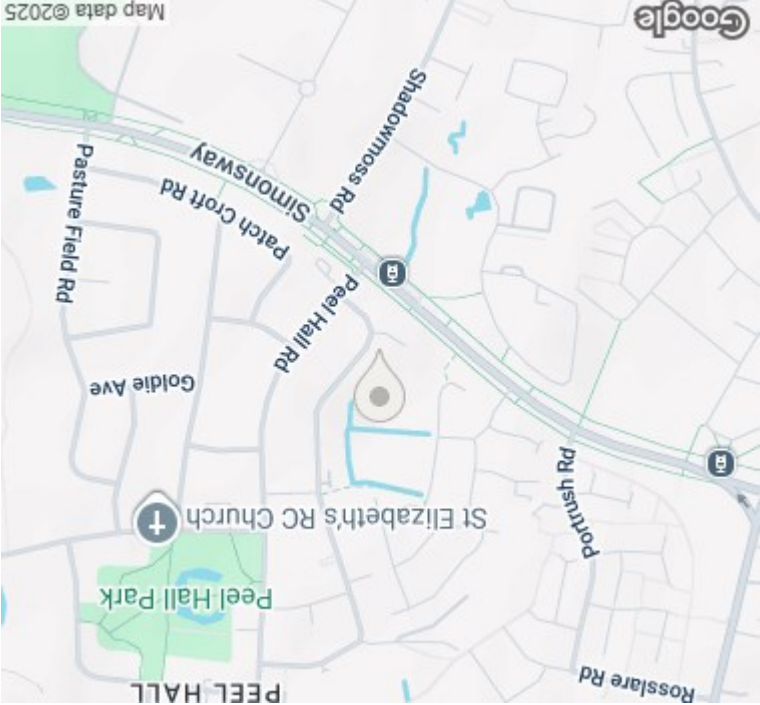
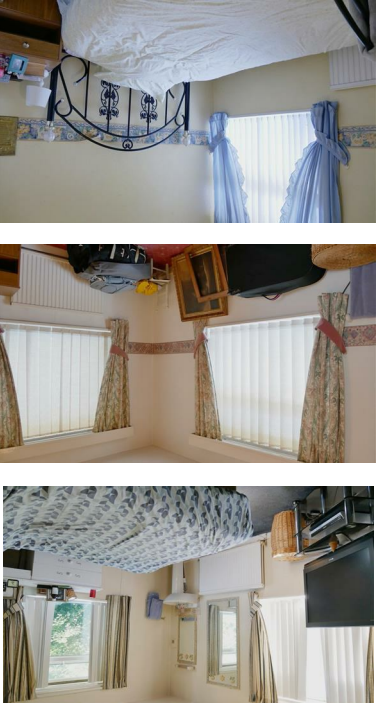
Lings Walk



Not to Scale. Produced by The Plan Portal 2025
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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	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - lower running costs	C (55-68)
Below average energy efficiency - higher running costs	D (41-54)
Poor energy efficiency - higher running costs	E (29-40)
Very poor energy efficiency - higher running costs	F (15-28)
Not environmentally friendly - higher CO2 emissions	G (1-14)
Current	54
Potential	75

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Environmentally friendly - lower CO2 emissions	B (81-91)
Decent environmental friendliness - lower CO2 emissions	C (69-80)
Below average environmental friendliness - higher CO2 emissions	D (55-68)
Average environmental friendliness - higher CO2 emissions	E (41-54)
Below average environmental friendliness - higher CO2 emissions	F (29-40)
Not environmentally friendly - higher CO2 emissions	G (1-14)
Current	
Potential	

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