



203 Peel Hall Road  
Peel Hall M22 5HJ  
£340,000



MAINANDMAIN.CO.UK



# 203 Peel Hall Road

## Peel Hall M22 5HJ

£340,000

Offered for sale with no onward chain, this detached property stands on a large corner plot, with gardens to three sides. The house would benefit from some updating, but it is full of potential and has significant scope for improvement.

An entrance porch leads to an entrance hallway. There are two well-proportioned reception rooms and a fitted breakfast kitchen. To the first floor, a hallway gives access to three bedrooms, family bathroom and a separate WC.

These homes are always popular as they are well-placed for access to amenities, transport networks and schools.

The house may suit further extension (STP) and an internal inspection is essential in order to fully appreciate the scope offered by this property.

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Cosmetic Updating Required
- Gas Central Heating
- Double Glazing
- Corner Garden Plot
- Driveway and Garage
- Popular Location
- No Onward Chain

Entrance Porch  
Entrance Hallway

Tenure: Freehold  
Council Tax: Manchester D

Living Room  
13'9" into bay x 11'11"

Dining Room  
11'9" x 10'9"

Breakfast Kitchen  
8'2" x 13'11"

First Floor Landing

Bedroom One  
13'10" into bay x 11'11"

Bedroom Two  
11'9" x 10'9"

Bedroom Three  
6'11" x 8'4"

Bathroom  
8'6" x 4'9"

Separate WC

Attached Garage  
16'9" x 9'0"

Externally  
Gated driveway to the front. Gardens to three sides, laid to lawn, with decorative borders.

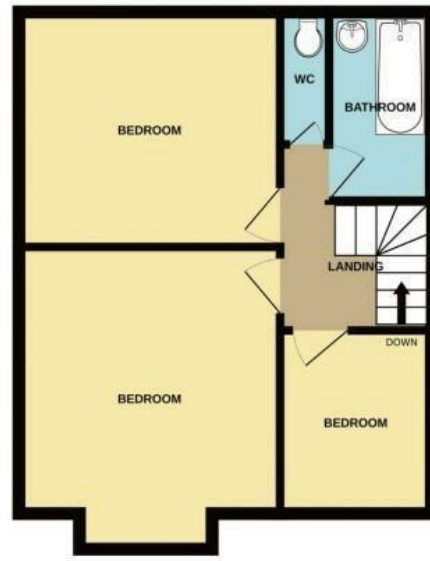




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Main & Main on 0161 437 1338



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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus)	A
Very environmentally friendly - lower CO2 emissions (81-91)	B
Environmentally friendly - lower CO2 emissions (69-80)	C
Environmentally friendly - lower CO2 emissions (55-68)	D
Environmentally friendly - higher CO2 emissions (39-54)	E
Environmentally friendly - higher CO2 emissions (21-38)	F
Environmentally friendly - higher CO2 emissions (1-20)	G

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
Very energy efficient - lower running costs (81-91)	B
Energy efficient - lower running costs (69-80)	C
Energy efficient - lower running costs (55-68)	D
Energy efficient - lower running costs (39-54)	E
Energy efficient - higher running costs (21-38)	F
Energy efficient - higher running costs (1-20)	G
Current	76
Potential	60

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

