



Higham Estate Agents



41 Peelwood Avenue

Little Hulton, Manchester, M38 9NT

£195,000

HIGHAM ESTATE AGENTS are thrilled to present an extended three-bedroom semi-detached home for sale. This property boasts spacious family-friendly living areas that cater perfectly to contemporary lifestyles and truly needs to be seen to be appreciated. It features generous living space, including a cozy sitting room, a large dining area, and a kitchen extension. Additionally, the home is set on a substantial plot, complete with a spacious rear garden and off-road parking.

- Three Bedroom Semi Detached
- Driveway Parking to Front
- Good Size Rear Garden
- Two Large Reception Rooms
- Kitchen Extension
- No Onward Chain
- Council Tax Band B
- See Description for Tenure Details

Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



3



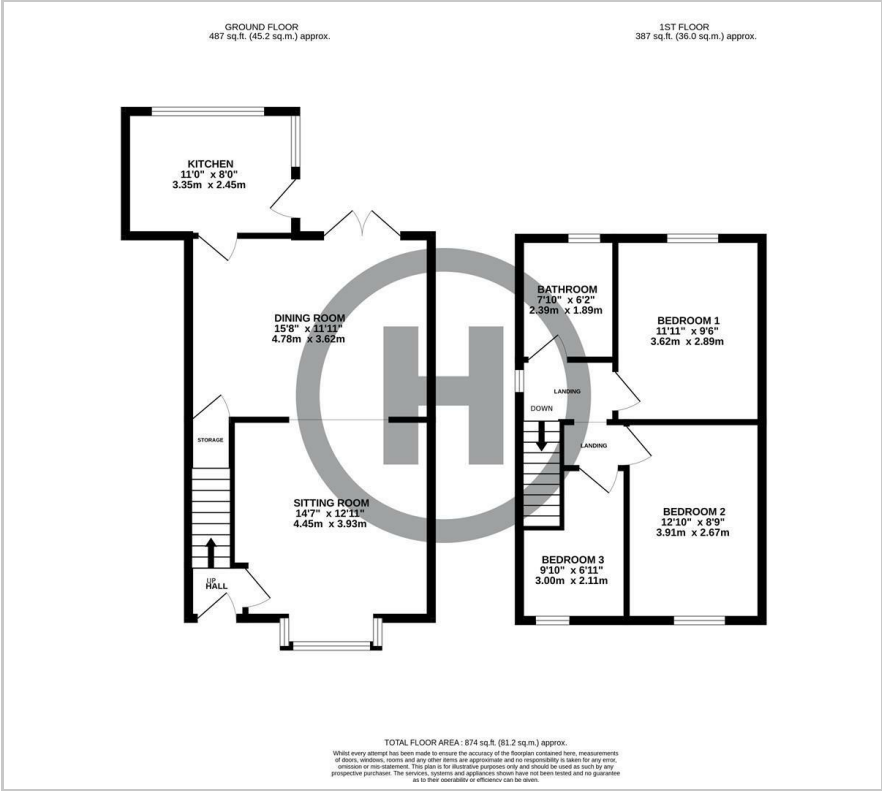
1



2



Floor Plan



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| 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 | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Property Description

In summary, the property features an inviting entrance hall with stairs leading to the upper floor and a door that connects to the sitting room. The sitting room is generously sized, showcasing a charming fireplace, a large front-facing bay window, and an open archway that leads into the dining room. The dining room is spacious, complete with patio doors that open to the rear garden, access to under-stair storage, and a door that leads to the kitchen extension. The kitchen is equipped with a variety of wall and base units complemented by matching work surfaces, ample space for appliances, dual aspect windows, and a door that opens to the rear garden.

Ascending to the first floor, you'll find the generous master bedroom located at the back, featuring a rear-facing window and fully fitted wardrobes. The second bedroom, which is double-sized, is situated at the front and includes a front-facing window along with built-in storage. The third bedroom is a single size and also boasts a front-facing window. Completing this living area is the family bathroom, which offers a four-piece suite that includes a V.C., sink, walk-in corner shower cubicle, and bathtub, all enhanced by wall tiling and a rear-facing window.

The property boasts a spacious plot that features a front driveway and a wrap-around garden at the rear and sides. The garden is primarily block-paved, ensuring easy maintenance and enjoyment throughout the year.

The property is of traditional construction, boasts full UPVC double glazing and is warmed by gas central heating. Please note, the current owner has advised the property is leasehold with an annual ground rent payment of £1.50 however as the property awaits first registration we are unable to confirm this and therefore, we recommend consulting your legal representative for confirmation on this matter. Please note, these details are yet to be approved by the owner.

Additional Information

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.