



18 Lancelot Road
Peel Hall M22 5JN
£365,000

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18 Lancelot Road

Peel Hall M22 5JN

£365,000

Offered for sale with no onward chain, this traditional semi-detached house forms part of a popular residential development, well-placed for access to amenities, schools and transport network connections: The Metrolink tram station is within easy reach, with the M56/M60 motorway links, train station and Manchester Airport all readily accessible.

The accommodation comprises: Entrance porch, entrance hallway, a dining room with bay window, a living room with door to the rear garden, downstairs WC and an extended fitted kitchen.

To the first floor are two double bedrooms, a well-proportioned third bedroom, a modern bathroom with shower enclosure and a separate WC.

The house stands behind a garden area with a driveway providing off-road parking space, leading to an attached garage which has an electrically-powered door. To the rear is a well-established enclosed garden with a pleasant westerly aspect, laid to lawn with seating area and decorative borders.

This property has been well-maintained but it would now benefit from some further updating. A number of nearby homes have been extended and there is significant potential for this here, subject to gaining the necessary permissions.

These homes are always popular and an early internal inspection is strongly recommended.

Tenure: Freehold
Council Tax: Manchester C

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC
- Modern Bathroom with Shower
- Driveway & Garage
- Attractive Gardens
- No Onward Chain

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room
14'3 x 13'7

Dining Room
13'2 into bay x 13'7

Kitchen
7'10 x 14'11

First Floor Landing

Bedroom One
15'9 into bay x 12'4

Bedroom Two
12'7 x 12'4

Bedroom Three
9'8 max x 7'8 max

Shower Room
5'5 x 7'8

Separate WC

Integral Garage
17'10 x 8'0

Externally
Garden to front with driveway.
Gated access to side.

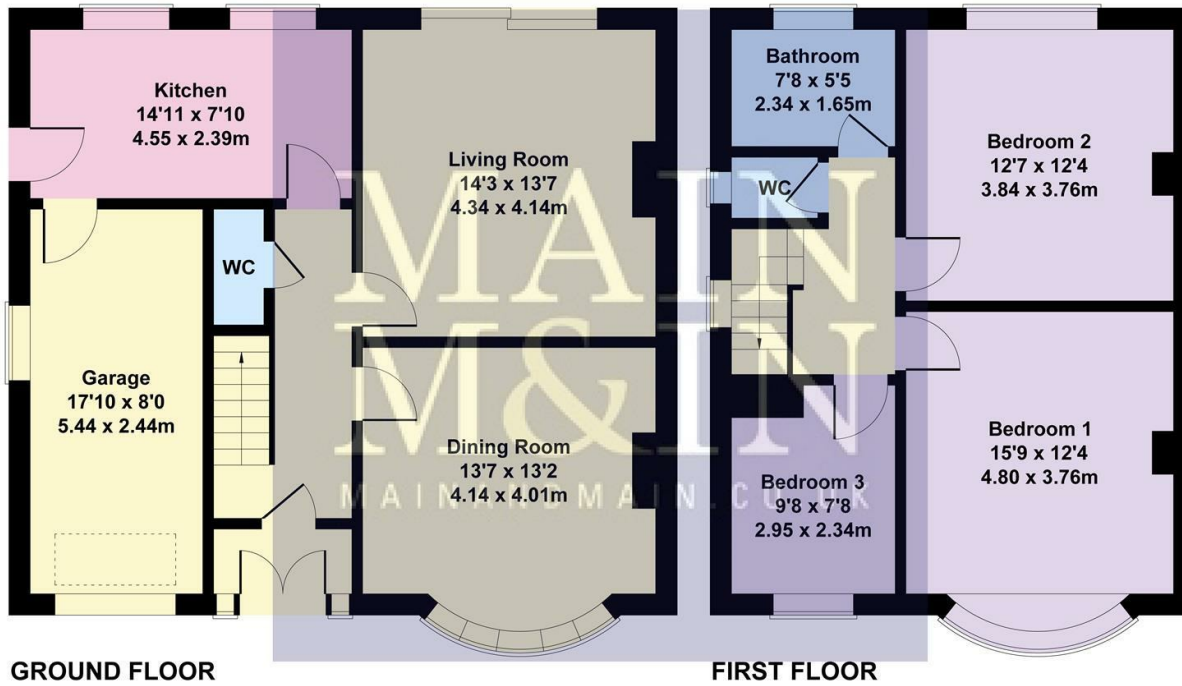
Enclosed rear garden with patio, lawn, decorative borders and shed.





Lancelot Road

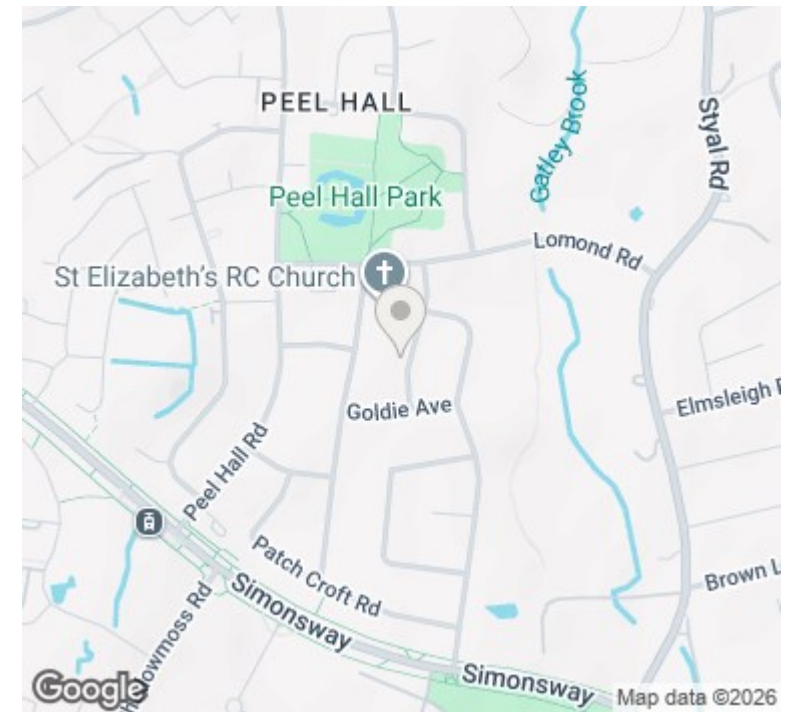
Approximate Gross Internal Area
1316 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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