
BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS
71 Holliney Road
Peel Hall M22 5JJ
Asking Price £385,000
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71 Holliney Road

Peel Hall M22 5JJ

Asking Price £385,000

A FREEHOLD Four Bedroom Semi-detached with space to extend to the side (Subject to Planning). NO ONWARD CHAIN.

Built in the late 1950s, this sizeable semi requires a degree of updating. This has been allowed for in the asking price. Once undertaken it will provide a lovely well proportioned property in which to reside.

The property lies near to the Metro on Simonsway and within a mile of Heald Green Village and train station. Good schooling for all age groups can be found with the local area. Manchester Airport and the M56/M60 motorways can also be found within a few miles.

A Great Opportunity, viewing essential especially for the DIY enthusiast.

- Four Bedrooms
- Two Reception Rooms
- Space to Extend
- Excellent Sized Gardens
- Freehold
- Gas Central Heating
- PVCU Double Glazing
- NO ONWARD CHAIN

Tenure: Freehold
Council Tax: Manchester City Council C

Entrance Hall
15'8" x 6'3"
Cupboard under stairs

Lounge
14'11" x 11'7"
PVCU Double Glazed rear door to garden.

Dining Room
13'4" x 11'8"

Kitchen
15' x 8'1"
Fitted units, work surfaces, Gas Hob, Gas Under Oven/Grill, Extractor Fan, Plumbing for Washing Machine.
Breakfast Bar, door to Garage

Landing

Bedroom One
16'4" x 10'2"

Bedroom Two
12' x 10'3"

Bedroom Three
14'1" plus wardrobe depth x 7'11"

Bedroom Four
9'7" x 7'9"

Bathroom/WC
7'8" x 5'6"
Part Tiled Walls, White Suite, Shower over Bath

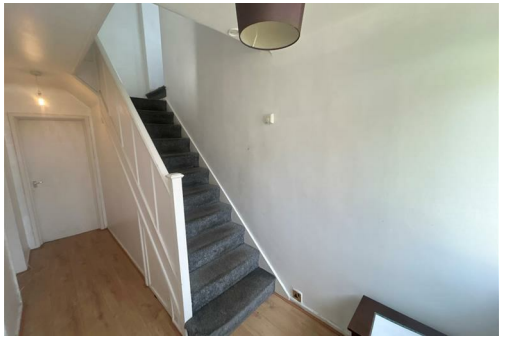
Separate WC
Low Level WC, White Suite

Outside
Gardens front and rear, Lawns, Block Pavior Driveway
Space to side giving vehicle access to rear, fencing, patio, lawn

Integral Brick Garage
17'7" x 8'11"
Up and Over Door, Wall Mounted Gas Boiler.



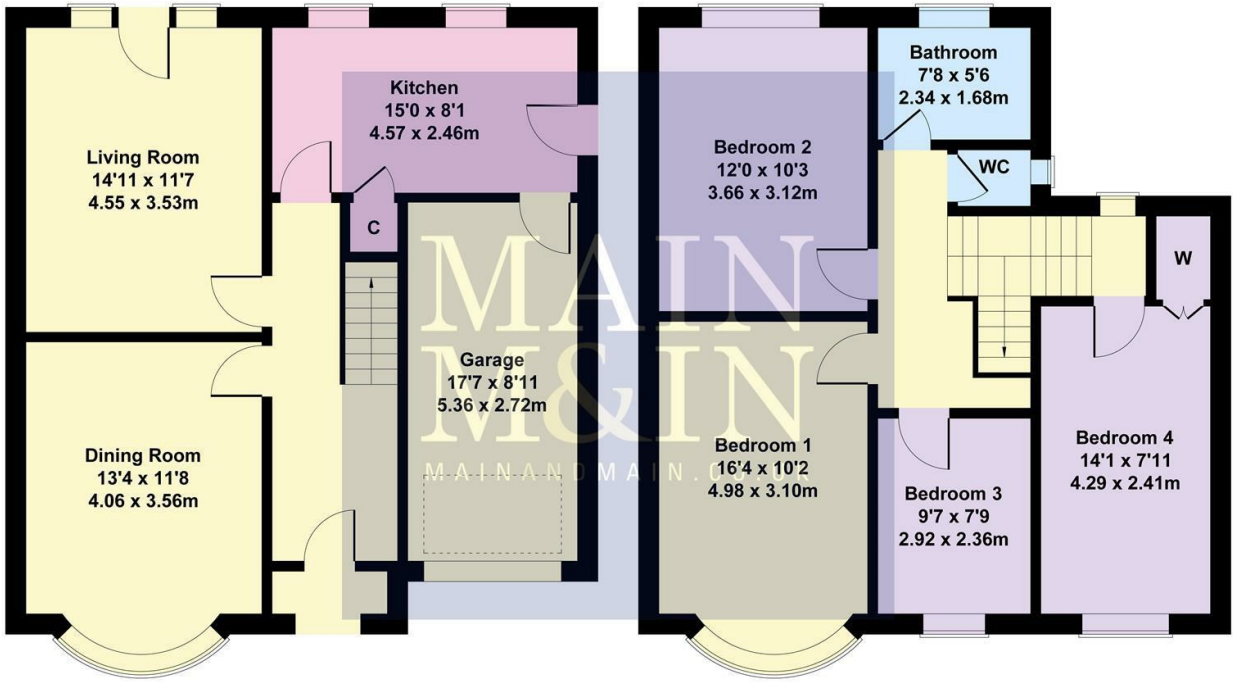






Holliney Road

Approximate Gross Internal Area
1473 sq ft - 137 sq m



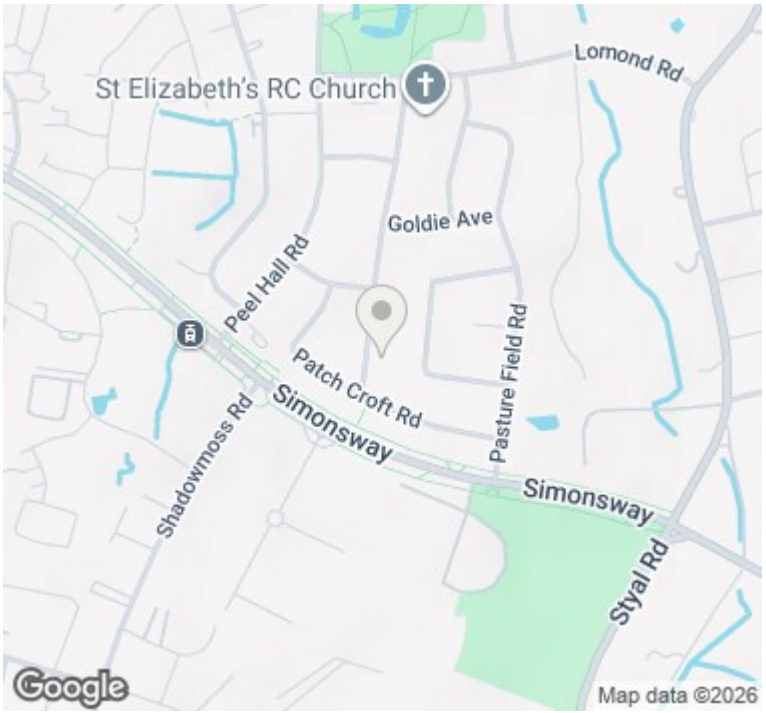
Not to Scale. Produced by The Plan Portal 2026
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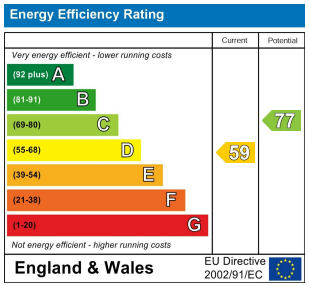


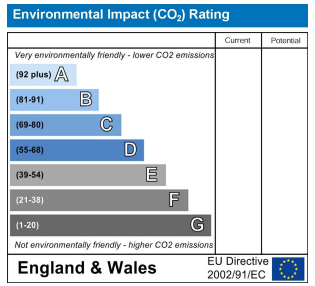
To view this property call Main & Main on 0161 437 1338





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.





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BEST AWARDS 2025 TOP 500 SALES

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