

Roger Dean

**Estate Agents
Valuers**

Visit our web site – www.roger-dean.co.uk

38 Pasture Field Road Peel Hall



‘A Three Bedroomed Detached Home on a Corner Plot with Excellent Potential’

- Detached corner plot
- Potential to extend
- uPVC double glazed windows and doors
- Ground floor wc
- Lounge open to Dining room
- Updated Kitchen
- Three family bedrooms
- Shower room – separate wc
- Garage – block paved driveway
- Garden to front, side and rear
- Viewing highly recommended
- EPC rating D

Price: Offers over £425,000

Set on a superb corner plot with gardens to side and the rear, these three bedroomed detached homes offer ideal family accommodation with plenty of space to extend if required (subject to relevant planning permissions). The property offers gas fired central heating, uPVC double glazed windows and doors, entrance hall, lounge open to dining room with patio doors, kitchen, three family bedrooms, bathroom and separate wc.

The property also benefits from an attached brick garage and also a separate garage in the rear garden, block paved driveway providing good off-road parking and gardens to front, side and rear.

Pasture Field Road is conveniently situated for local amenities including shops, library at The Forum, health centre, bus services and Metrolink to surrounding areas plus rail travel from Heald Green station including connections to the InterCity network. At a radius of three miles or so are the shopping facilities at Cheadle Royal, Handforth Dean and Stanley Green (department/superstores), the leisure centres at The Forum, The Village, Total Fitness Centre and David Lloyd Centre, access to the national motorway network, the office centres/business parks at Simonsway, Styal Road and Ringway Road, Styal Mill Country Park (National Trust) and Manchester International Airport. Manchester and Stockport are some nine/six miles distant respectively both of which offer a more comprehensive range of leisure/entertainment/recreational amenities catering for the majority of tastes. Call our Heald Green Office to arrange an early appointment to view.

Directions

From our Heald Green Office proceed along Finney Lane onto Simonsway, turn first right onto Pasture Field Road, where the property will be found on the left-hand side.

Accommodation

Canopy porch

Block paved, external lights, uPVC door to:

Entrance hall

11'10 x 4'5 Central heating radiator, power points, under stair cupboard measuring 5'9 x 2'7 with light providing good hanging and storage space.

Lounge

16'8 x 11'3 Wall mounted electric fire, Central heating radiator, uPVC double glazed windows, tv point, power points.

Dining room

12'11 x 7'7 10 Central heating radiator, uPVC double glazed window, laminate flooring, uPVC double glazed French patio doors to rear garden.

Kitchen

13'8 x 9'1 Fitted wall and base units providing storage and working surfaces, stainless steel double drainer sink unit, space for slot-in cooker, space for fridge freezer, plumbing for washing machine, pantry cupboard providing further storage space, tiled to work areas, power points, double panel central heating radiator, door to:

From the hall stairs with handrails to Landing: 16'10 x 2'7 uPVC double glazed window, walk-in cupboard measuring 6'1 x 4'6 providing good storage space, further cupboard providing more storage space, access to insulated loft.

Bedroom 1 (Rear)

14'6 x 10'6 Central heating radiator, uPVC double glazed window, power points, double cupboard providing hanging and storage space with cupboards above.

Bedroom 2 (Front)

11'1 x 10'6 Central heating radiator, uPVC double glazed window power points.

Bedroom 3 (Rear)

10'11 x 8'5 Central heating radiator, uPVC double glazed window,

Shower room

8'3 x 5'7 Walk in electric shower over, pedestal wash basin, double panel central

heating radiator, uPVC double glazed window, half tiled in ceramics, cupboards providing good storage space, cupboard housing the hot water cylinder

Separate wc

5'1 x 2'9 Close coupled wc, uPVC double glazed window.

Outside

The frontage comprises lawns with surrounding bushes/shrubs behind low brick curtilage wall, block paved driveway provides good off-road parking and leads to:

Attached brick garage

17'5 x 9' Metal up and over door, uPVC double glazed window, wall mounted Servo-warm central heating boiler, light, circuit breaker, cold and hot water taps, side personal door.

Rear garden

Block paved side and rear patio areas, lawns with surrounding flower/shrub beds, external tap, separate brick garage.

Tenure

Advised as Freehold

Council Tax

Advised as Band D – Manchester CC

Possession

On completion

Purchase Price

Offers over £425,000

Postcode

M22 5JU

Viewing Arrangements

Accompanied by the Agents only

Note

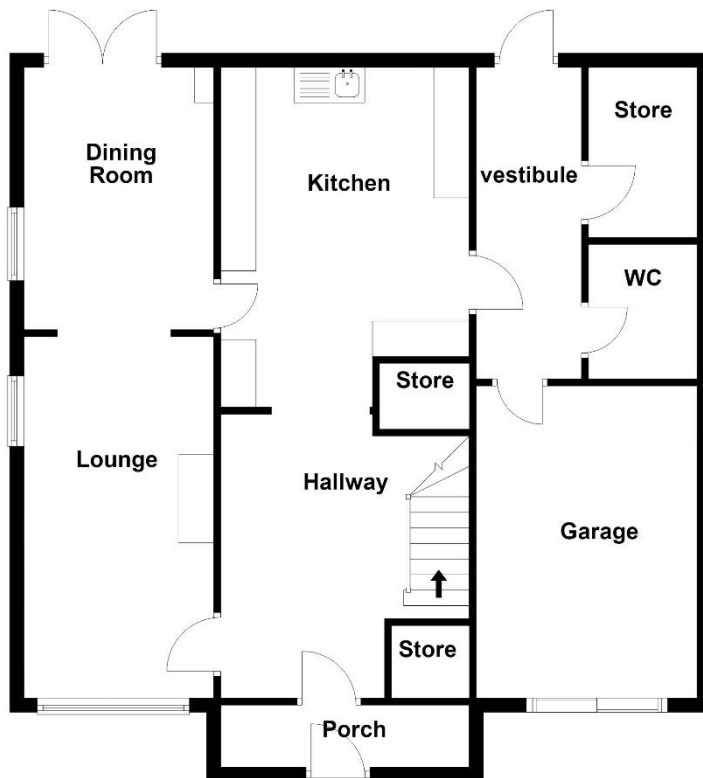
Roger W Dean & Company has not tested the gas appliances at this property and cannot therefore state that they are in full working order. We recommend the purchaser have them checked by a Gas Safe registered gas engineer.

Mortgages

We refer all of our mortgages to a local firm called Liquid Financial Services Limited, who are directly authorised mortgage brokers. They have access to the whole of the intermediary mortgage market and **do not charge any fees, so everything they do is for free.** You can contact them on 0161 610 2592 or 0161 610 2596.



Ground Floor



First Floor

