



4 Lancelot Road  
Peel Hall M22 5JN  
Asking Price £400,000





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A Substantial Four Bedroom, Extended, FREEHOLD, Semi Detached with landscaped large gardens.

Built in the mid 1950s, this lovely family home lies off Pasturefield Road on a road where houses seldom come to market. It offers: Entrance Hall, Downstairs WC, Lounge, Separate Dining Room, Fitted Kitchen, Landing, Four Bedrooms, Bathroom/WC. Outside: Integral Garage (this could be easily converted to provide additional living accommodation). Double width driveway plus parking to the side. Gardens to both the front and rear, the latter being large and beautifully maintained.

The property lies close to local facilities to include the Metro on Simonsway. Schooling for all age groups are within the area plus shops and Heald Green Station.

This is an excellent purchase at a sensible price.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Large Garden
- Parking for Three Cars
- Viewing Essential
- Freehold

Storm Porch

Entrance Hall  
15'8" x 6'2" max

Tenure: Freehold

Council Tax:

Downstairs WC  
4'9" x 2'3"  
White Suite

Lounge  
14'4" x 13'8"  
Feature Marble Fireplace, Patio Door

Dining Room  
13'9" into bay x 13'7"  
Marble Fireplace

Kitchen  
15' x 7'1"  
Fitted Units, Integrated Oven/Grill, Dishwasher, Fridge etc.  
Door to Garage, Side Door

Landing

Bedroom One  
15'10" into bay x 12'4"  
Built in Wardrobe

Bedroom Two  
12'6" x 12'4"

Bedroom Three  
16'5" x 7'8"

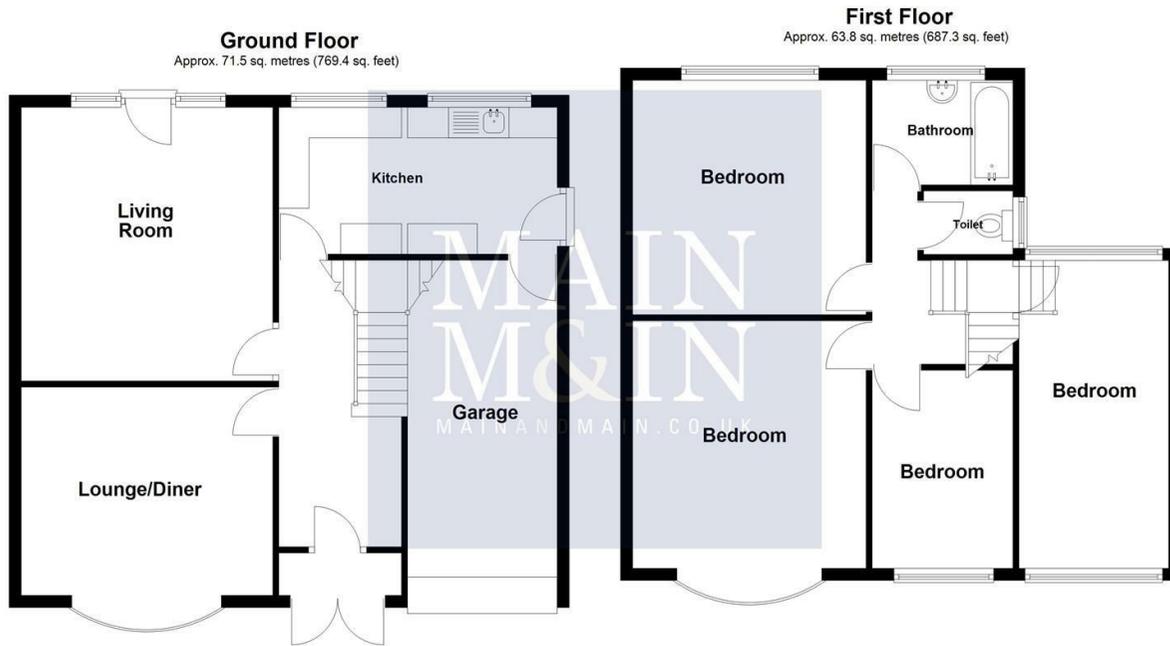
Bedroom Four  
9'9" x 7'9"

Bathroom  
7'8" x 5'5"  
Part Tiled Walls, White Suite, Panelled Bath and Shower over Bath  
Pedestal Wash Basin

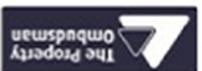
Separate WC  
4'11" x 2'4"  
Low Level WC

Outside  
Integral Garage 16'1" x 8'  
Gardens, front and rear. To include car parking for three cars  
Greenhouse, Garden Shed, Seating area, Kitchen Garden,  
Lawns, Fruit Trees.





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



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings+ 0161 491 6666

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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

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus) A	1-20
Environmentally friendly (81-91) B	21-30
Decent (69-80) C	31-40
Not environmentally friendly - higher CO2 emissions (1-20) G	41-50

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A	1-20
Energy efficient (81-91) B	21-30
Decent (69-80) C	31-40
Not energy efficient - higher running costs (1-20) G	41-50
Current Potential	61
Current Potential	77

