

BEST
ESTATE AGENT GUIDE
AWARDS 2025
TOP 500
SALES
AWARDED FOR
MARKETING I SERVICE I RESULTS

247 Peel Hall Road
Peel Hall M22 5HE
Asking Price £155,000

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247 Peel Hall Road

Peel Hall M22 5HE Asking Price £155,000

Spacious Ground-Floor Apartment with two double bedrooms sold with *Tenant In-Situ* .This is an excellent purchase ideal for a landlord wishing to increase their portfolio.

The premises are entered via its own external door, leading into hallway, lounge, and kitchen. An inner hallway leads on to two double bedrooms and a shower room with separate WC . This property also benefits from an allocated garage.

The property lies off Peel Hall road which is in turn off Simonsway where the Metro Station can be found giving access to the Airport and Manchester City Centre. Also close by is Wythenshawe Civic Centre, Heald Green Village/Station and both the M56/M60 Motorways.

An early internal inspection is essential in order to fully appreciate this buy to let opportunity.

- Tenant In-Situ
- Gas Central Heating
- Investment Opportunity
- Ground Floor flat
- Lease 999 years from 2002
- Two Double Bedrooms
- Kitchen
- PVCU double Glazing
- Allocated Garage

Tenure: Leasehold
Council Tax:

Entrance Hall
8'8 x 2'7

Living Room
15'4 x 10'5

Kitchen
17'1 max x 9'1 max

Inner Hallway
11'3 x 3'3

Bedroom One
Built in wardrobes

Bedroom two
10'4 x 9'5
Built in Wardrobes

Shower Room
9'4 x 4'7 max

Separate WC
6'7 x 2'9

Lease Details & Service Charges
Residue of a 999 year lease from 2002 until 3001
Ground Rent £1 per annum, fixed.
Service Charges £440 per annum, payable twice yearly
Insurance to be confirmed once yearly (example - £159 for the period of 01/03/26 - 31/08/26)



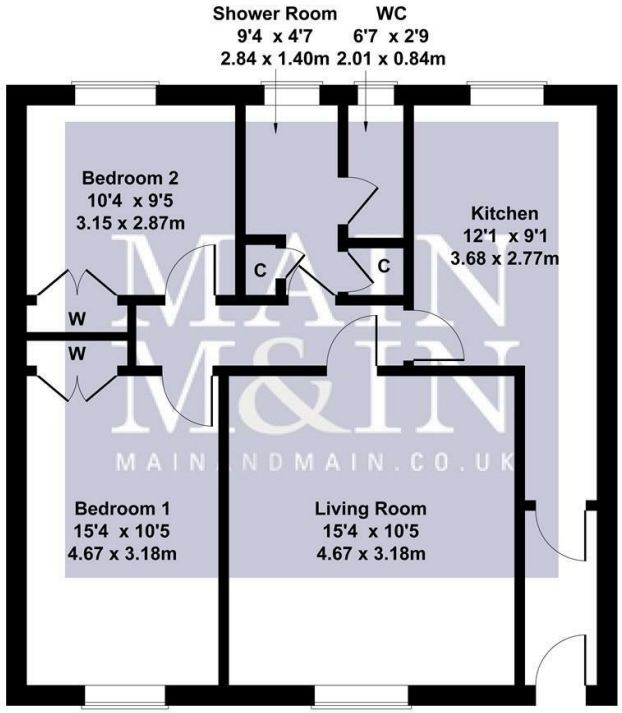






Peel Hall Road

Approximate Gross Internal Area
812 sq ft - 75 sq m



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

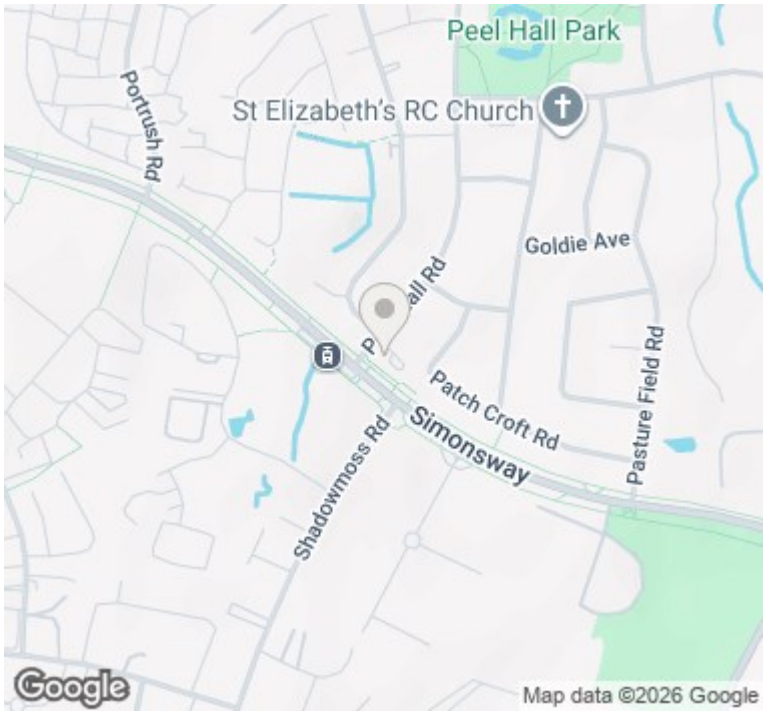




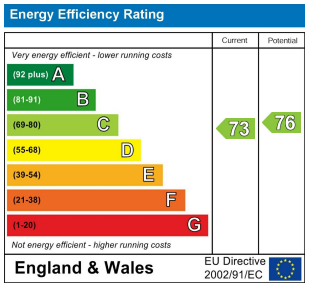
To view this property call Main & Main on 0161 437 1338

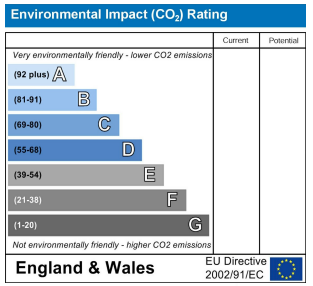






Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.





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BEST AWARDS 2025 TOP 500 SALES

Company Registration No. 5615498