

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**203 Peel Hall Road,**  
**Manchester, M22 5HJ**



**£365,000**

**Spacious Detached  
Three Bedrooms  
No Chain  
Garage and Drive  
Wrap Round Garden  
Able to Add Value  
Freehold  
Council Band D**

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If you are looking for a spacious and versatile family home in a desirable location, look no further than this detached property on a large corner plot. The house offers generous living space, with gardens to three sides, and ample parking on the driveway and garage. The property is in need of some up-dating, it has great potential to be transformed into your dream home.

The welcoming hall is the hub for the ground floor. The Well-lit lounge opens into the dining room via sliding doors. The kitchen is spacious with room for informal dining. On the first floor are your bedrooms and the bathroom and separate toilet. This property is a light property with multiple windows in most rooms.

In this home you can enjoy the benefits of having no onward chain, and being close to local amenities, transport links and schools. Don't miss this opportunity to view all of the potential this property has for yourself.

**Lounge** 13' 10" x 11' 11" (4.21m x 3.64m)

**Dining Room** 11' 9" x 10' 9" (3.58m x 3.27m)

**Kitchen** 8' 2" x 13' 11" (2.49m x 4.25m)

**Bedroom One** 13' 10" x 11' 11" (4.22m x 3.64m)

**Bedroom Two** 11' 9" x 10' 9" (3.58m x 3.27m)

**Bedroom Three** 6' 11" x 8' 4" (2.11m x 2.54m)

**Bathroom** 8' 6" x 4' 9" (2.6m x 1.45m)

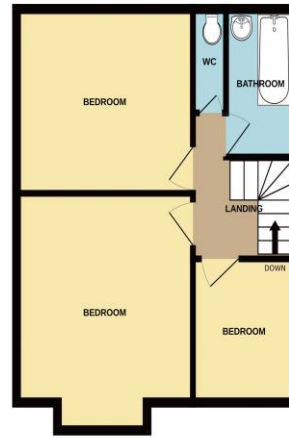
**Toilet** 8' 4" x 2' 11" (2.54m x 0.88m)

**Garage** 16' 9" x 9' 0" (5.10m x 2.75m)

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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