

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

180 Peel Hall Road,
Manchester, M22 5HD



£330,000

Three Bedroom Semi Detached House
Two Reception Rooms
Kitchen
Family Bathroom
Garage
Off Road Parking
Gardens To Front And Rear

Callaghans Estate Agents
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A three bedroom semi detached house situated in a sought after location, not far from Heald Green village, the metro link and other local amenities. The property briefly comprises of : Two reception rooms, ground floor W.C, kitchen, three bedrooms, family bathroom, garage, off road parking, gardens to front and rear.

Entrance Porch UPVC Double glazed door and windows leading to the porch which has tiled flooring.

Hallway UPVC double glazed obscure front door and windows . Laminate flooring, dado rails and radiator.

Ground Floor WC Low level WC, vanity sink unit with mixer tap and tiled splash back, chrome ladder style towel rail, extractor fan and tiled flooring.

Dining Room 11' 11" x 10' 7" (3.63m x 3.22m) UPVC double glazed bay window to the front aspect, picture rail and radiator.

Living Room 14' 3" x 10' 9" (4.34m x 3.27m) UPVC double glazed sliding patio doors leading to the rear garden, feature fireplace with living flame gas fire, picture rail, radiator and laminate flooring.

Kitchen 15' 1" x 7' 11" (4.59m x 2.41m) UPVC sliding patio doors leading to the rear garden, UPVC double glazed window to the rear aspect, a range of matching wall and base units with under cabinet lighting, contrasting worktops, space for free standing fridge freezer, space and plumbing for slim line dishwasher, space and plumbing for washing machine, built in electric oven, four ring gas hob with extractor above, radiator and laminate flooring.

First Floor Landing Obscured glass UPVC double glazed window to the side elevation, loft access.

Bedroom One 16' 3" x 9' 7" (4.95m x 2.92m) UPVC double glazed bay window to the front elevation, dado rail, radiator, ample space for free standing furniture.

Bedroom Two 12' 1" x 9' 8" (3.68m x 2.94m) UPVC double glazed window to the rear elevation, space for free standing furniture, radiator.

Bedroom Three 9' 10" x 6' 10" (2.99m x 2.08m) UPVC double glazed window to the front elevation, built in storage, radiator.

Family Bathroom 8' 8" x 7' 4" (2.64m x 2.23m) Obscured glass UPVC double glazed windows to the side and rear elevations, fully tiled corner shower cubicle, vanity unit with wash basin and panelled bath both with tiled splash backs, low level WC, chrome ladder style radiator and tiled flooring.

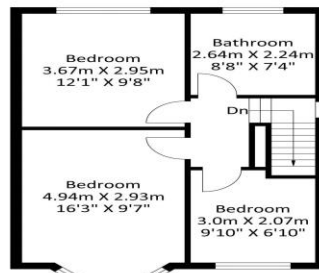
Garage Accessed via a side door and an up and over garage door at the front. The garage benefits from power and plumbing.

Front Block paved driveway providing off road parking and leading to the garage, lawn area with borders, access to the rear of the property through a wrought iron gate.

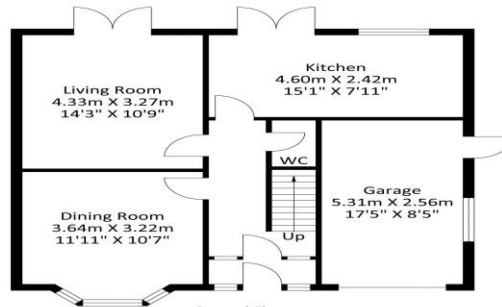
Rear Garden The garden to the rear is enclosed by wooden fences, lawn area bordered with well established shrubs and bushes and a block paved patio area .

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180 Peel Hall Rd, Wythenshawe, M22 5HD



First Floor
Approximate Floor Area
469.30 sq. ft
(43.60 sq.m)



Ground Floor
Approximate Floor Area
700.73 sq. ft
(65.10 sq.m)

Approximate Gross Internal Area = 108.70 sq m / 1170.03 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**