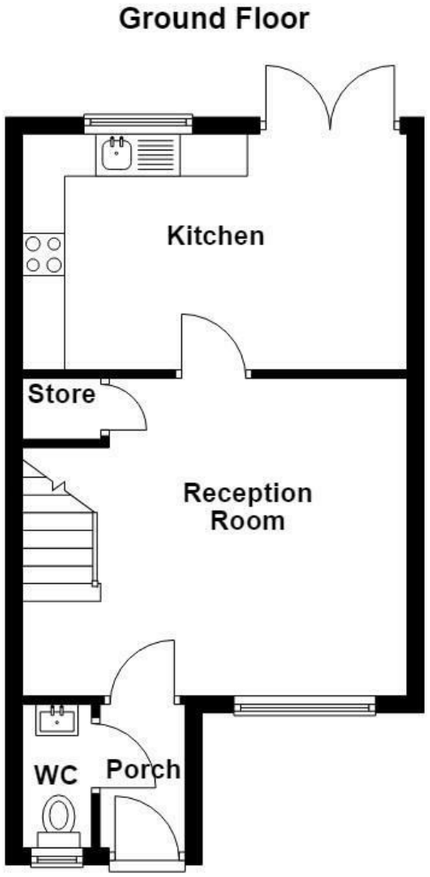
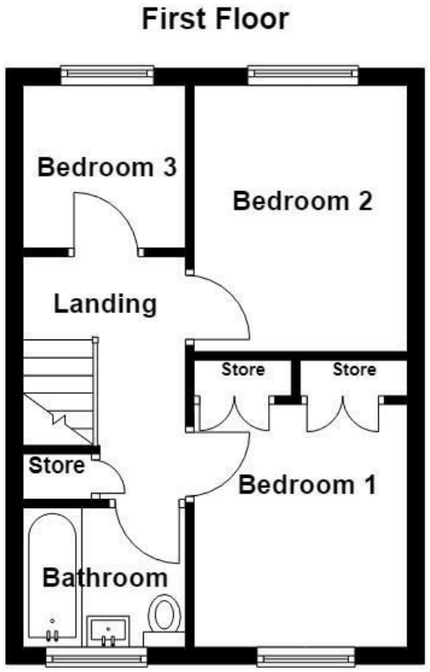
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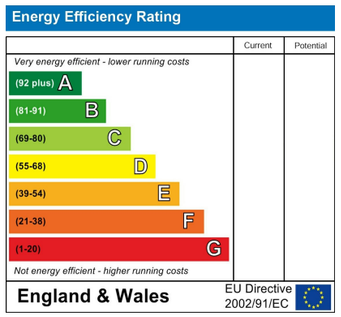












Peel House Close, Manchester, M38 0AA

Offers Over £230,000

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME WITH GATED OFF ROAD PARKING

Welcome to this beautifully presented three-bedroom semi-detached home, situated in the peaceful neighbourhood of Peel House Close, Little Hulton. Offering spacious accommodation, generous gardens and gated off road parking for multiple vehicles, this fantastic home is perfectly suited to modern family living.

Upon entering, you are welcomed into a spacious reception room, creating the perfect space to relax or entertain. The fitted kitchen offers ample storage and workspace, while a convenient ground floor WC adds practicality. To the first floor are three generously sized bedrooms, all served by a well-appointed family bathroom.

Externally, the property boasts beautifully maintained front, side and rear gardens, providing excellent outdoor space to enjoy throughout the year. To the front, secure gated off road parking is available for up to four vehicles.

Ideally positioned close to local amenities, schools and excellent transport links, the property also benefits from regular bus services providing easy access to both Manchester and Bolton, making it an excellent choice for commuters.

This is a wonderful opportunity to acquire a spacious family home in a popular residential location. Early viewing is highly recommended.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Peel House Close, Manchester, M38 0AA

Offers Over £230,000

3 1 1

- Three Bedroom Semi-Detached Family Home
- Three Generously Sized Bedrooms
- Driveway Providing Off Road Parking
- Tenure - Freehold
- Spacious Reception Room
- Ground Floor WC
- EPC Rating - TBC
- Large Front And Rear Gardens
- Popular Residential Location
- Council Tax Band - B

Ground Floor

Porch
6'3 x 3'4 (1.91m x 1.02m)

Doors leading to WC and reception room.

WC
5'7 x 3'4 (1.70m x 1.02m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a dual flush WC and a wall mounted wash basin with mixer tap, laminate flooring.

Reception Room
15 x 12'4 (4.57m x 3.76m)

UPVC double glazed window, central heating radiator, doors leading to kitchen and understairs storage.

Kitchen
15 x 9'2 (4.57m x 2.79m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven and gas hob burner, extractor hood, space for fridge freezer, plumbing for washing machine, coving, tiled effect flooring, UPVC double glazed French doors to rear.

First Floor

Landing
11 x 6'2 (3.35m x 1.88m)

Doors leading to three bedrooms and bathroom.

Bathroom
6'2 x 5'5 (1.88m x 1.65m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a panelled bath with mixer tap and direct feed overhead shower, partial tiled elevations, tiled effect flooring.

Bedroom One
12'1 x 8'5 (3.68m x 2.57m)

UPVC double glazed window, central heating radiator, storage.

Bedroom Two
10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed window, central heating radiator.

Bedroom Three
6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed window, central heating radiator.

External

Front
Private gated driveway, stone chippings, bedding areas.

Rear
Three tiered garden, paved areas, stone chipping areas, laid to lawn garden, timber decking, mature shrubbery. A range of trees including Japanese and blossoming summer trees.

















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