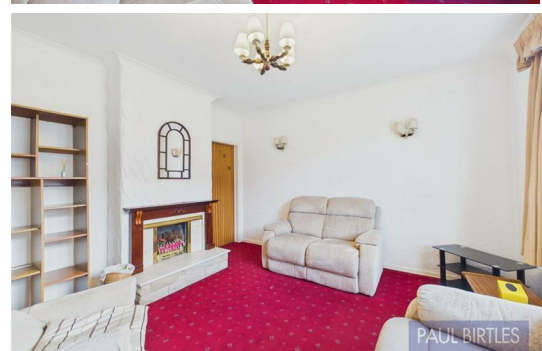




Peel Green Road
Manchester
M30 7DS

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224 Peel Green Road
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Manchester
M30 7DS



3



1



2



£210,000

NO ONGOING VENDOR CHAIN A spacious three double bedroom mid terraced property situated in a most convenient location. Offering much cared for accommodation but offering great potential to those purchasers looking to update and personalise a property to their own requirements. Lounge, dining room and kitchen. Three spacious bedrooms, separate WC and wet room at first floor level. Enclosed rear garden with an easterly aspect with brick built outside storage/WC. Positioned within easy reach of transport links, motorway network and access to Trafford Park, Trafford Centre and a plethora of local amenities. Freehold. Must be viewed to be appreciated.

TO THE GROUND FLOOR

Entrance Hall

With stairs off to the first floor rooms. Radiator. Meter cupboard. Open understairs storage.

Lounge

With a double glazed window to the front elevation. Radiator. Coal effect gas fire set within a feature fireplace and surround. Wall light points. Door off to:

Dining Room

With a double glazed window to the rear. Wall light points. Radiator. Cupboard off where the 'Vaillant' combination gas central heating boiler is located. Door off to:

Kitchen

With a range of base and wall cupboard units and working surfaces incorporating a stainless steel sink unit. Plumbing for a washer. Gas hob and built in oven. Double glazed window to the rear and exit door to outside. Radiator.

TO THE FIRST FLOOR

Landing

With doors off to all first floor rooms.

Bedroom (1)

With two double glazed windows to the front. Radiator. Built in storage. Wall light points.

Bedroom (2)

With two double glazed windows to the rear, radiator.

Bedroom (3)

With a double glazed window to the front. Radiator. Built in storage.

Wet Room

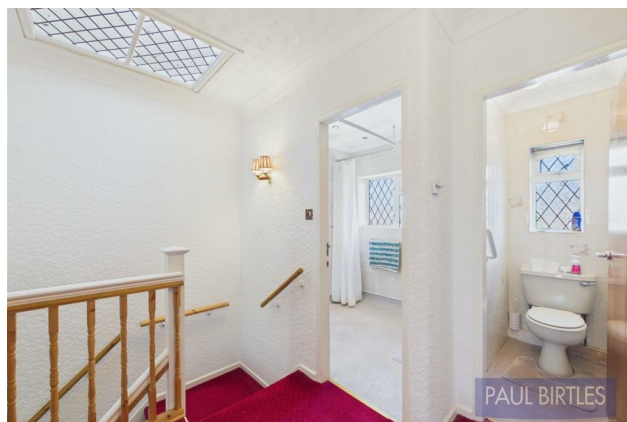
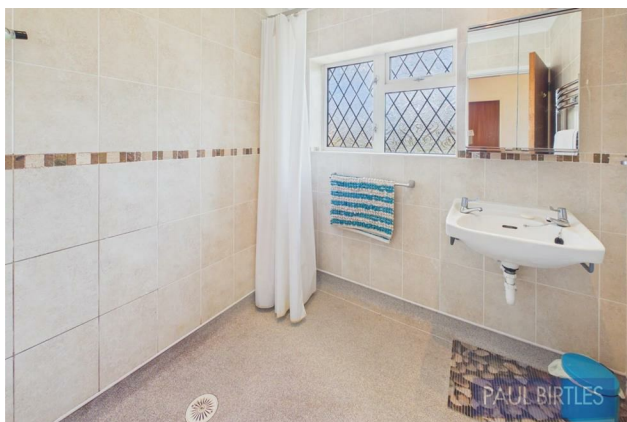
With shower area with mira electric shower with a rail and curtain fitted. Tiled areas. Wall hung wash hand basin. Double glazed window to the rear. Chrome ladder radiator.

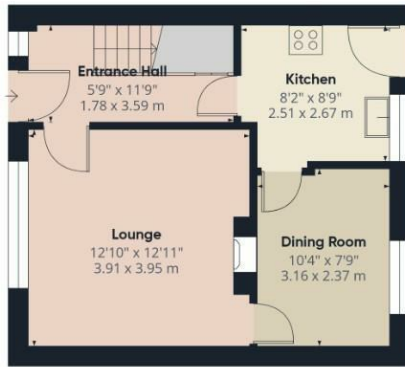
Separate WC

With a low level WC and double glazed window to the rear. Tiled areas.

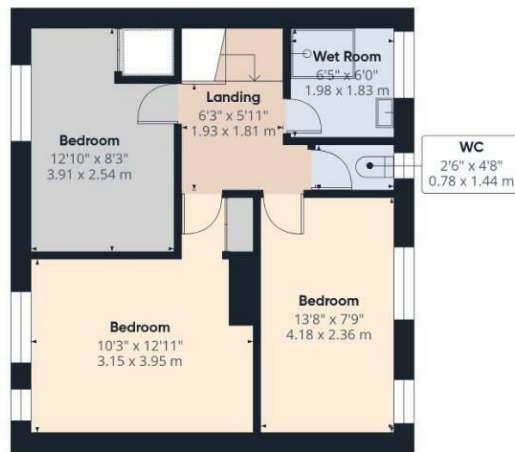
Outside

To the front, the property is well set back from the road with lawned area and brick perimeter with pedestrian gate. To the rear is an enclosed garden with lawn, paved patio and artificial grass area with brick built outside storage and WC.

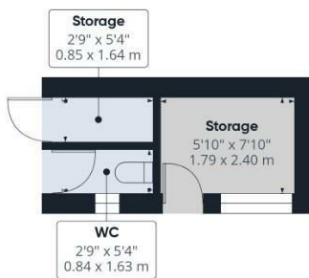




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
903 ft²
83.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Paul Birtles Estate Agents have not tested any equipment, fittings, services or apparatus and so cannot verify they are in working order. Buyers are advised to seek verification from their own surveyors, solicitors or contractors. Whilst we endeavour to ensure our sales particulars are accurate and reliable, if there is any point of particular importance to you, please contact the office and we'll be pleased to check the information for you.

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