



Peel Lane

Little Hulton

Miller Metcalfe
Every step of the way

Peel Lane

Little Hulton

Detached



4



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EPC Rating - To be confirmed

*** Internal Viewing A Must - Spectacular Individual Period Bay Fronted Detached Family Home Situated Upon a Generous Mature Gated Plot, Extensive and Highly Versatile Living Space and Wonderful Gardens, Within a Popular and Highly Convenient Location Close to Manchester ***

Situated within a generous, private and mature plot, this is a wonderful, individual detached property of the highest calibre with well-proportioned and versatile accommodation that is ideally suited to modern living. This fantastic sized family home simply must be viewed in person to be fully appreciated.

The accommodation comprises an inviting reception hall with cloakroom, large open plan sitting/dining room, separate lounge, further morning room/snug, extensive conservatory, modern kitchen fitted with a host of integrated appliances, utility room and a three-piece wet room/wc to the ground floor. On the first floor a generous landing, four well-proportioned double bedrooms and a good sized four-piece family bathroom can be found. On the second floor are two highly flexible attic rooms that offer a variety of purposes and completes the internal living space. To the front of the property, a generous driveway as well as an attached garage that between them offer extensive off-road parking. There are gardens to all four sides of the property which are a joy to behold, featuring splendid space for children's play and al-fresco entertaining, being private and not overlooked. There is also space for further secure parking.

The location is well placed for a host of amenities including a wealth of shops, pubs and eateries as well as renowned schooling. It is also within easy access to major transport links offering excellent commuter access into Manchester, Bolton and across the Northwest.

Rarely do homes of this size and stature come to the market at such an attractive price and never tend to be available to buy for long. As such, an early viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,324.46 Per Year

• FLOOD RISK
Very Low

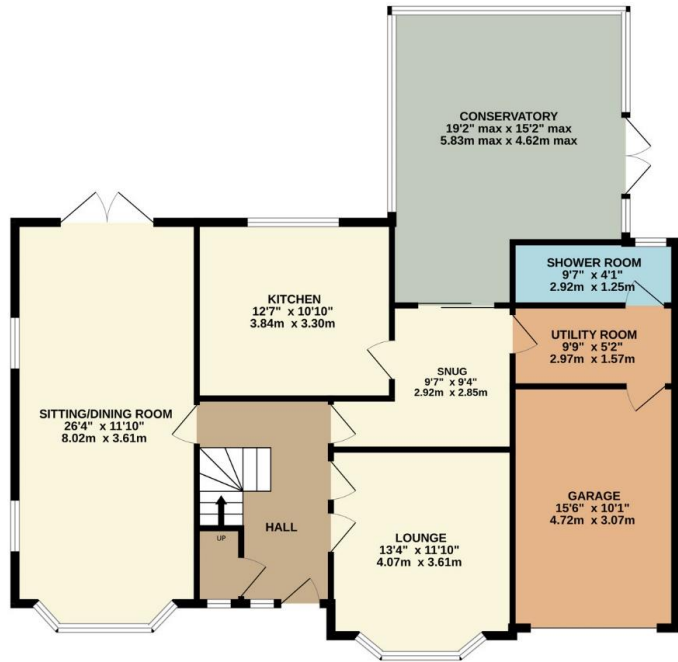
• BROADBAND
Basic - 3 Mbps
Superfast - 47 Mbps
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No





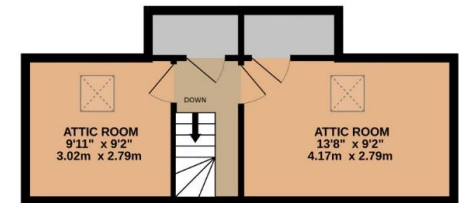
GROUND FLOOR
1326 sq.ft. (123.2 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 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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