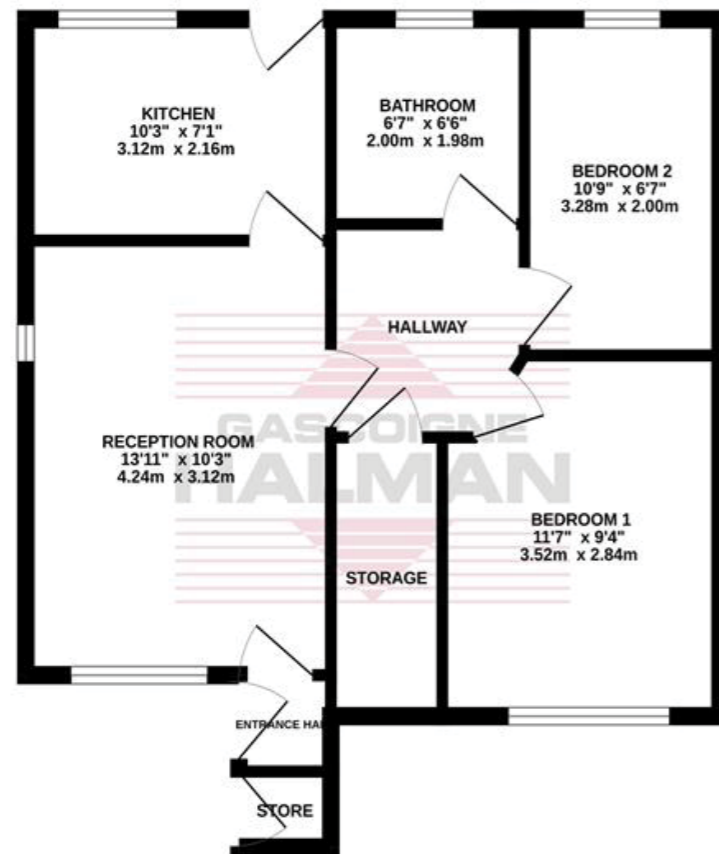


**130 STANCLIFFE ROAD**  
 Manchester  
**£150,000**

GROUND FLOOR  
 523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq ft. (48.6 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 misstatement. 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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THE AREAS LEADING ESTATE AGENCY

An attractive TWO BEDROOM GROUND FLOOR apartment, located in a highly sought-after area with OFF-ROAD PARKING, boasting modern generous accommodation throughout whilst offering a superb opportunity for the FIRST TIME BUYER or INVESTOR alike. Strictly 'sold as seen'

**Cheadle**  
 91, High Street, CHEADLE SK8 1AA  
 0161 428 1118 cheadle@gascoignehalman.co.uk

[gascoignehalman.co.uk](http://gascoignehalman.co.uk)



**GASCOIGNE HALMAN**

- Two Bedroom Ground Floor Apartment
- Off Road Parking For Two Vehicles
- Perfect for First Time Buyers Or Buy-To- Let Investors

- Within Walking Distance to Popular Tram Links
- Private Garden to rear of Apartment
- In Close Proximity to Gatley Village

**£150,000**

**130 STANCLIFFE ROAD**

Manchester



**DESCRIPTION**

Positioned within the ever popular Sharston Area, this superb ground floor apartment offers a high quality finish throughout, whilst benefiting from unique features such as a garden and off road parking for two vehicles. This presents an ideal opportunity for a first time buyer or investor, whilst being ideally positioned within walking distance to the airport tram line, local amenities and outstanding transport links including the M56, M60. With the apartment found on the Ground floor. The well presented accommodation comprises; a spacious entrance hallway ideal for coats and other storage, a modern open living/dining room, off the living room is

the separate refitted kitchen with access to the unique garden area. Further into the accommodation are the two spacious bedrooms with the main benefiting from fitted wardrobes. And a modern refitted bathroom. To the Rear is the unique garden space which is only accessible to the ground floor apartment. To the front is two off road parking spaces and a separate entrance to the apartment.

**LOCATION**

Sharston is conveniently situated for the M56 and M60 motorway as well as the nearby towns of Didsbury, Timperley and Gatley which offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Cheadle Royal shopping centre, Handforth Dean and Stanley Green retail parks are within easy reach as is the A34 bypass. Gatley railway station provides a direct link to Manchester City Centre and Manchester International Airport which is also nearby.

**DIRECTIONS**

M224PR

**TENURE**

Leasehold

**SERVICES (NOT TESTED)**

Services have not been tested and you are advised to make your own enquiries and/or inspections.

**LOCAL AUTHORITY**

Manchester MBC

**VIEWING**

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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