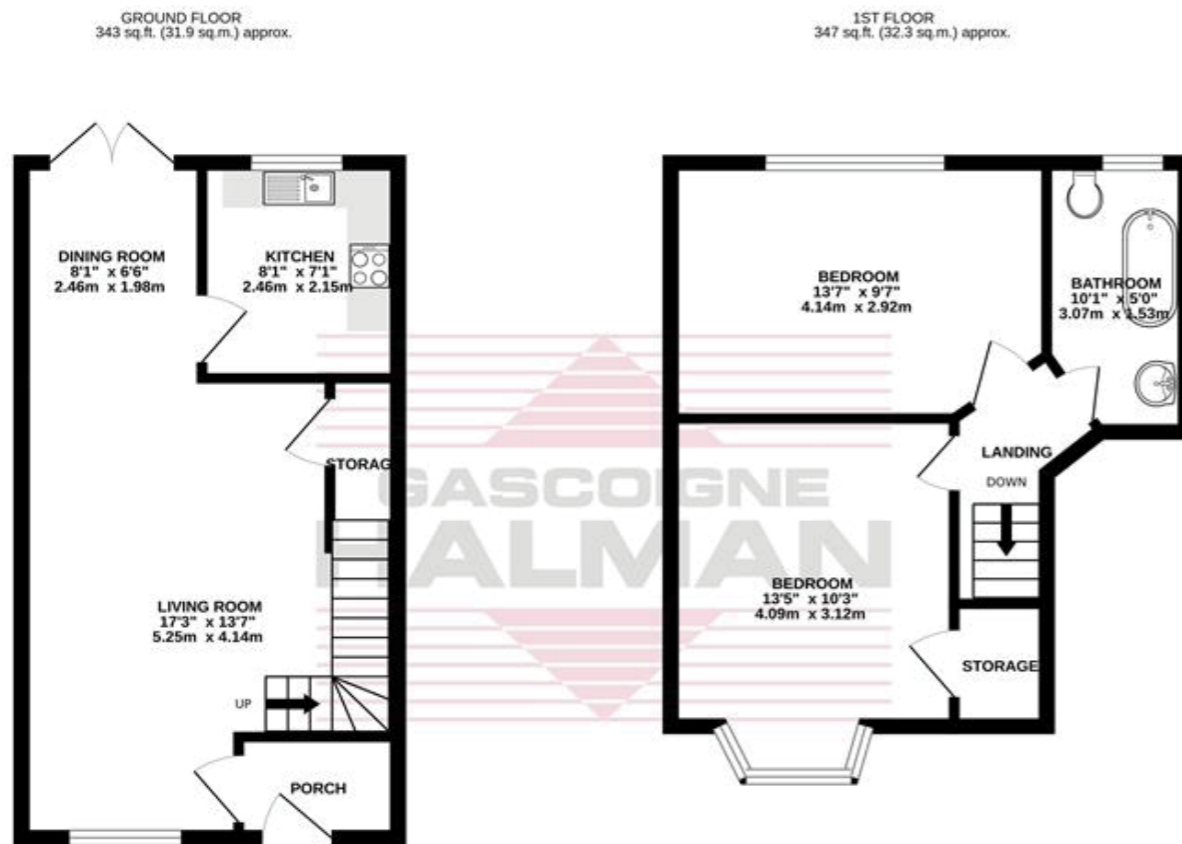


8 WHITSAND ROAD

Sharston

£245,000



TOTAL FLOOR AREA: 691 sq.ft. (64.2 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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THE AREAS LEADING ESTATE AGENCY

Cheadle

91, High Street, CHEADLE SK8 1AA

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gascoignehalman.co.uk



GASCOIGNE HALMAN

A neatly presented, two DOUBLE bedroom mid terrace featuring OFF ROAD PARKING & a charming SOUTH FACING rear garden. The property is considered perfect for first time buyers given its popular & convenient location close to Gatley village & station, Manchester Airport & Wythenshawe hospital.

- Popular & convenient residential location.
- South facing rear garden.
- Off road parking.

- Perfect home for first time buyers.
- Two double bedrooms.

£245,000

8 WHITSAND ROAD

Sharston



DESCRIPTION

This well-presented and carefully maintained two-bedroom terrace is located in the sought-after area of Sharston. Part of the popular Grosvenor Park development, this property is perfect for first-time buyers eager to enter the housing market. It provides easy access to Gatley Village and its train station, as well as excellent connections to the M56 and M60 motorways and nearby Manchester Airport & Hospital. The property features a welcoming porch, a sociable, bay-fronted lounge/diner that includes an open staircase, while the dining area has patio doors leading to the rear.

The ground floor is further complemented by a separate fitted kitchen. Upstairs, there is a spacious master bedroom with fitted wardrobes, a well-sized second bedroom with fitted cupboard, and a fully tiled three-piece bathroom. Additional highlights include double-glazed windows, single driveway to the front, and a beautifully kept south-facing garden with tiled patio. Viewings are highly recommended, so call now to book a slot.

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
M224ZA

TENURE

Leasehold - 970 years remaining. Ground rent - £80 p/y

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment through the Agents.

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



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GASCOIGNE HALMAN