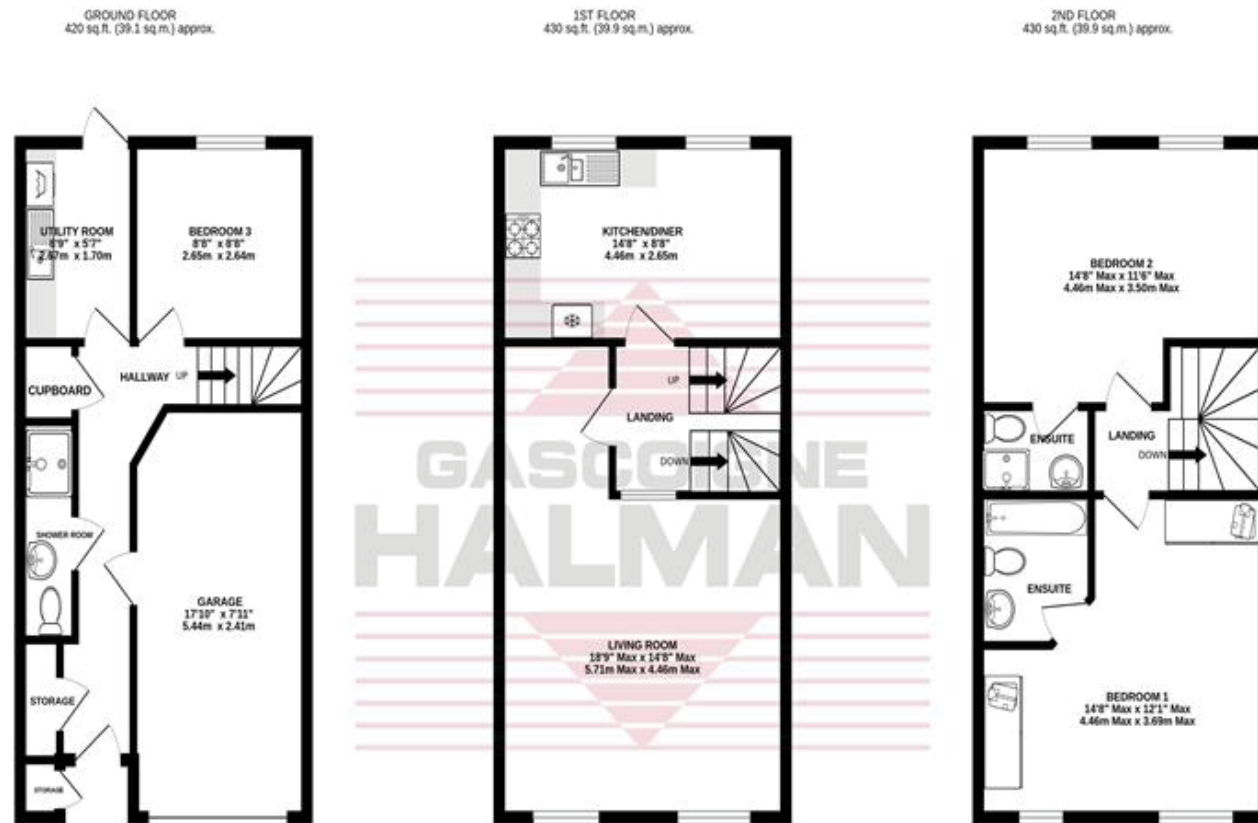


21 EDGECOTE CLOSE
 Sharston
£325,000



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



This beautifully designed three-story townhouse is located in a sought-after cul-de-sac. It features a driveway and an integrated garage, making it an ideal family home. Inside, there are three spacious double bedrooms, two en-suite bathrooms, and a practical downstairs shower room along with a utility area.

GASCOIGNE HALMAN

- Cul-de-sac positioning.
- Ideal home for families.
- Two en-suite bath/shower rooms & downstairs shower room.

- Off road parking & useful integrated garage.
- South facing rear garden.
- Conveniently positioned for local commuter links.

£325,000

21 EDGE COTE CLOSE

Sharston



This well-maintained three-story property is offered for sale in a peaceful cul-de-sac in a desirable residential area. Sharston is situated only a short distance to Gatley Village & boasts excellent local commuter links with Gatley station, the M60 & M56 all within easy reach. The property offers a deceptively spacious adaptable layout and would make an ideal family home. Key features of the property include an attractive exterior with driveway & integrated garage, a welcoming hallway leading to a downstairs shower room, a practical utility room & a well-proportioned ground floor bedroom. The first floor comprises a large living room and a sociable fitted kitchen diner with integrated appliances.

The second floor includes two double bedrooms both featuring en-suites & fitted storage. The back of the property features a well-kept south facing garden. Viewings come highly recommended.

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

M22 4UT

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 City Council

VIEWING

Viewing strictly by appointment through the Agents.

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



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