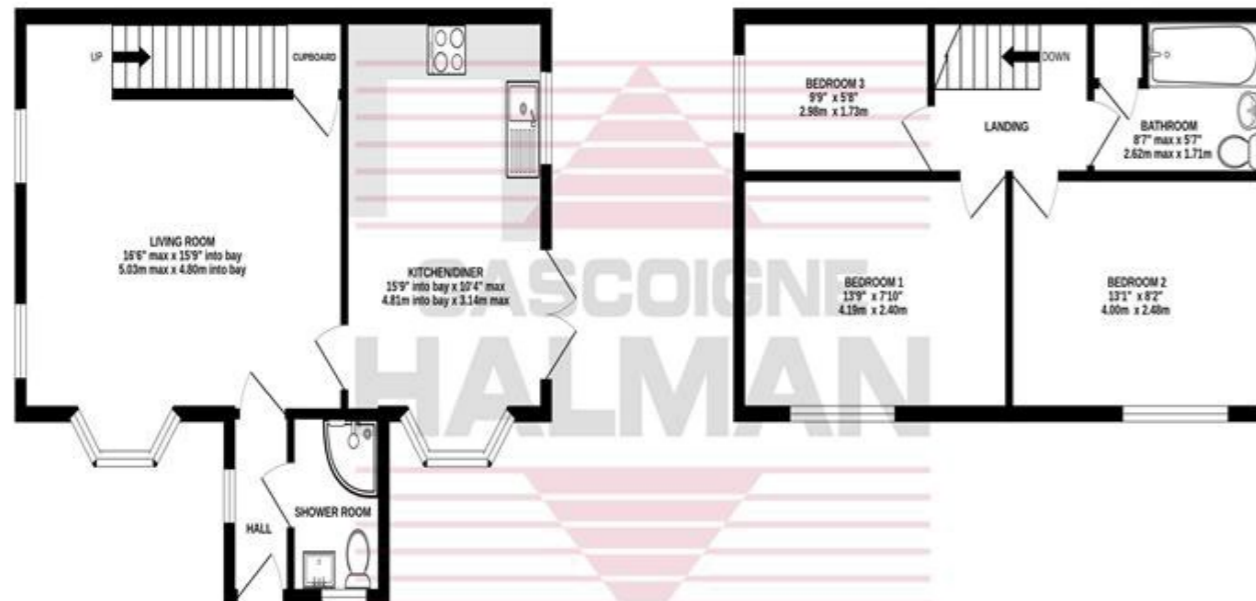


10 HARBURN WALK
Manchester
£275,000

GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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 modern home, built in 2013, is in excellent condition with recent upgrades including a new boiler, an open-plan dining kitchen, and a downstairs shower room/WC. It features a spacious living room, two double bedrooms, a single bedroom, and a family bathroom. The property includes secure parking, attractive gardens, and is conveniently located near transport links and schools. Ideal for a variety of buyers, early viewing is recommended.

GASCOIGNE HALMAN

- Beautifully presented modern family home.
- Hi quality open-plan kitchen diner.
- Three well-proportioned bedrooms.

- Modern family bathroom & useful downstairs shower room.
- Secure, gated parking for two cars to the rear.
- Convenient residential location.

£275,000

10 HARBURN WALK

Manchester



DESCRIPTION

This modern family home, impeccably maintained and thoughtfully updated, offers the perfect blend of style and functionality. Recent improvements include the installation of a new combination boiler, a chic open-plan dining kitchen, and the addition of a downstairs shower room/WC. Upon entering, you are welcomed by a spacious hallway that leads to a bright living room, featuring a bay window at the front. The contemporary dining kitchen, complete with patio doors that open to the garden, is perfect for both everyday living and entertaining.

The first floor comprises two well-proportioned double bedrooms and a versatile single bedroom, currently utilized as a dressing room. A modern family bathroom with a shower over the bath completes the upper level. The property includes secure parking, accessed via electric gates at the rear, with two allocated spaces and additional visitor parking. The well-maintained gardens feature a lawn, a paved patio area, decorative borders, and a useful storage shed. An early viewing is highly recommended, as this exceptional home is likely to attract strong interest.

LOCATION

Wythenshawe 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 0LF

TENURE

Leasehold - 999 years with 985 remaining.

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. Council Tax Band: B

VIEWING

Viewing strictly by appointment through the Agents.

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



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