



**GASCOIGNE
HALMAN**

Newhey Road, Manchester
Asking price - **£240,000**

THE AREA'S LEADING ESTATE AGENCY



This well-kept semi-detached home offers three double bedrooms and one bathroom with a downstairs W/C, sitting on a large corner plot. The property has spacious rooms and is perfectly placed for access to top local schools, major roads, motorways, and is just a short walk from the Metro. It features off-road parking, a single garage, and a recently updated kitchen.

Property details

- A short walk from the Metro
- Three well-presented bedrooms
- Modern Kitchen
- Detached garage
- Well-connected links to surrounding areas



About this property

The property features an entrance hall, a spacious living room, a combined kitchen and dining area, and a WC on the ground floor. Upstairs, there are three double bedrooms and a modern family bathroom. In front, the garden is a large corner plot mostly laid to lawn, with a driveway leading to a single garage. To the rear, there is a fully enclosed patio area. This home is sure to attract quick interest.





DIRECTIONS

M22 gNB

COUNCIL TAX BAND

A

TENURE

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

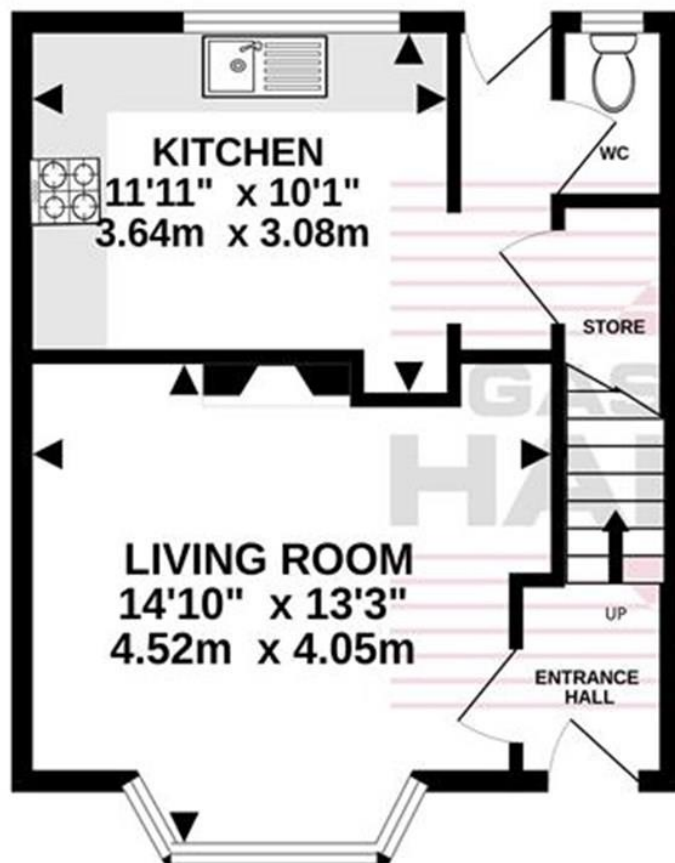
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

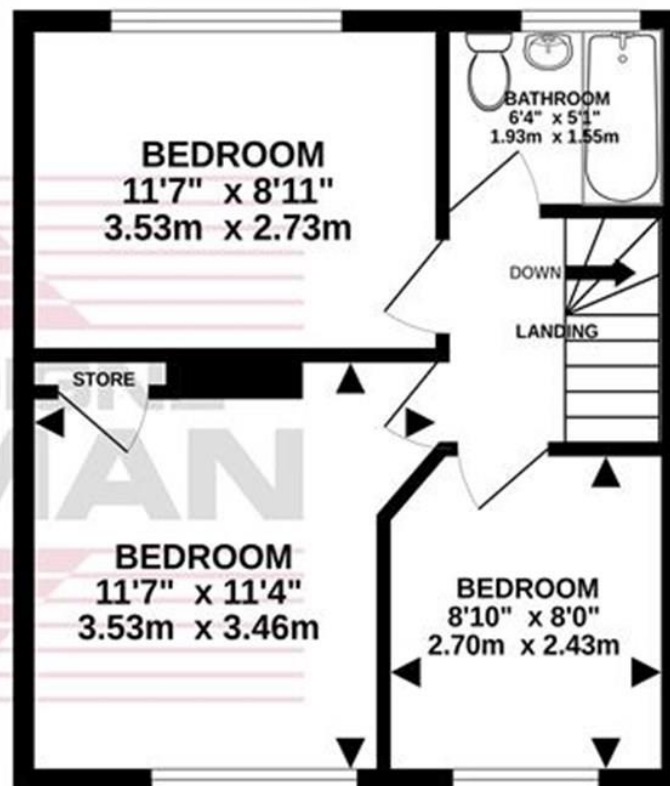
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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