



**GASCOIGNE  
HALMAN**

Starling Close, Manchester  
**Asking Price**  
**£260,000.00**

THE AREA'S LEADING ESTATE AGENCY





A well presented two bedroom end of terrace featuring off road parking, useful downstairs W/C & beautifully kept rear garden. The property is considered perfect for first time buyers and investors alike given the fact its popular & convenient location close to Gatley village & station, Manchester Airport & Wythenshawe hospital. This property is being sold with NO ONWARD CHAIN.

## Property details

- Popular & convenient residential location.
- Useful downstairs WC.
- Off road parking.
- Perfect home for first time buyers and investors alike.
- NO ONWARD CHAIN





## About this property

A well presented, two double bedroom end of terrace situated in the popular & convenient area of Sharston. Forming part of the popular Grosvenor Park development the property would make an ideal acquisition for first time buyers looking to climb the property ladder. The property offers convenient access to Gatley Village & its train station, as well as excellent commuter links with the M56 & M60 motorways, and Manchester Airport all within easy reach. In brief the property features a welcoming porch & useful downstairs WC, a sociable, bay-fronted living room with open staircase, a dining area with rear patio doors & separate fitted kitchen. The first floor provides a spacious master bedroom, a well-proportioned second (with fitted cupboard) & a fully tiled, three piece bathroom suite. Other features include, driveway to front & a beautifully maintained, west facing garden. Being sold as NO CHAIN viewings come highly recommended. Call to reserve a viewing slot now.







## DIRECTIONS

M22 4XS

## COUNCIL TAX BAND

C

## 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.

## EFFICIENCY RATING

## PRIMARY SOURCE OF HEATING

Ask Agent

## PRIMARY ARRANGEMENT FOR SEWERAGE

Ask Agent

## PRIMARY SOURCE OF ELECTRICITY

Ask Agent

## PRIMARY SOURCE OF WATER

Ask Agent

## BROADBAND CONNECTION

Ask Agent

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

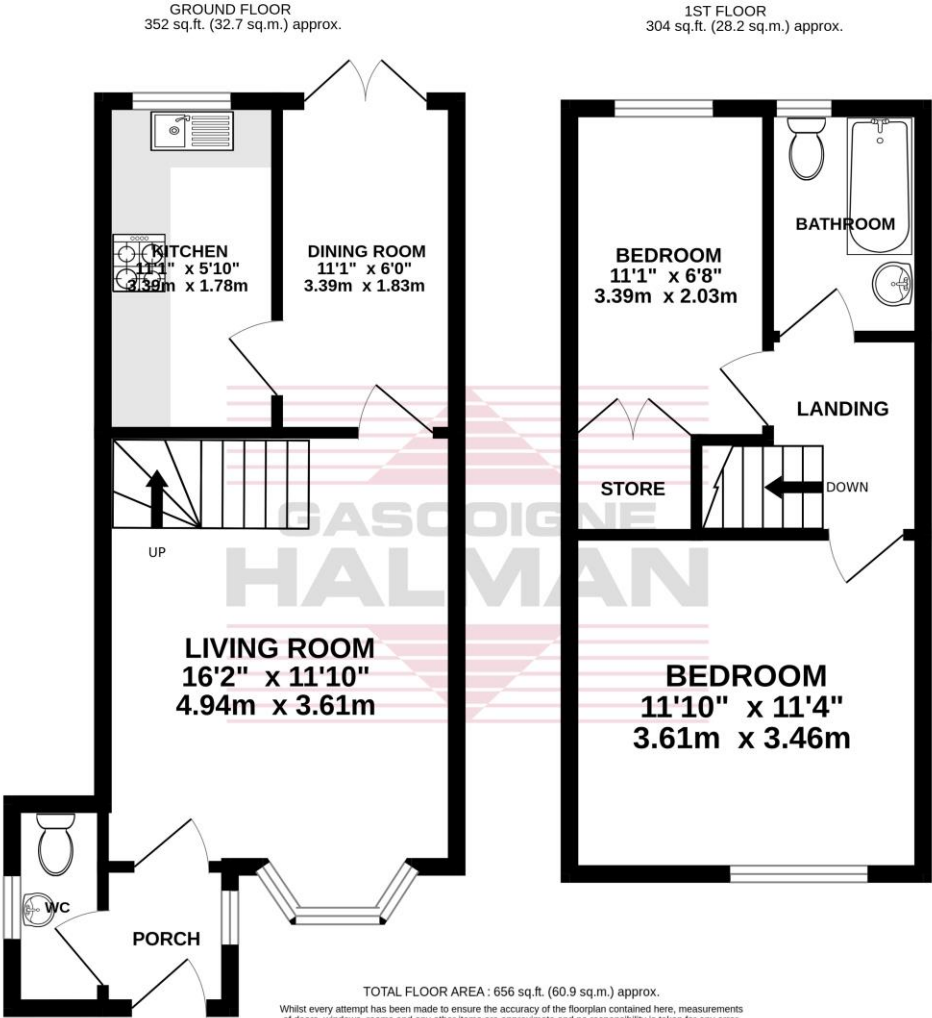
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

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.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.  
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

0161 428 1118 [cheadle@gascoignehalman.co.uk](mailto:cheadle@gascoignehalman.co.uk)  
91 High Street, Cheadle, Cheshire, SK8 1AA