



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Turnbury Road, Sharston
**Asking Price
£255,000.00**



This stylish and well-maintained two-bedroom terrace in the ever-popular Grosvenor Park development, Sharston, offers the perfect opportunity for first-time buyers and young professionals to take their first step onto the property ladder.

Property details

- Well-presented two - bedroom terrace in the popular Grosvenor Park development
- Ideal for first-time buyers or young professionals looking to get on the property ladder
- Bright bay-fronted lounge/diner with open staircase and patio doors to the garden
- Separate fitted kitchen with a practical layout
- Spacious master bedroom plus a well-sized second bedroom - perfect for guests or home office
- Upgraded, fully tiled modern three-piece bathroom
- Double driveway to the front for convenient parking
- South-facing rear garden with patio area - ideal for entertaining or relaxing



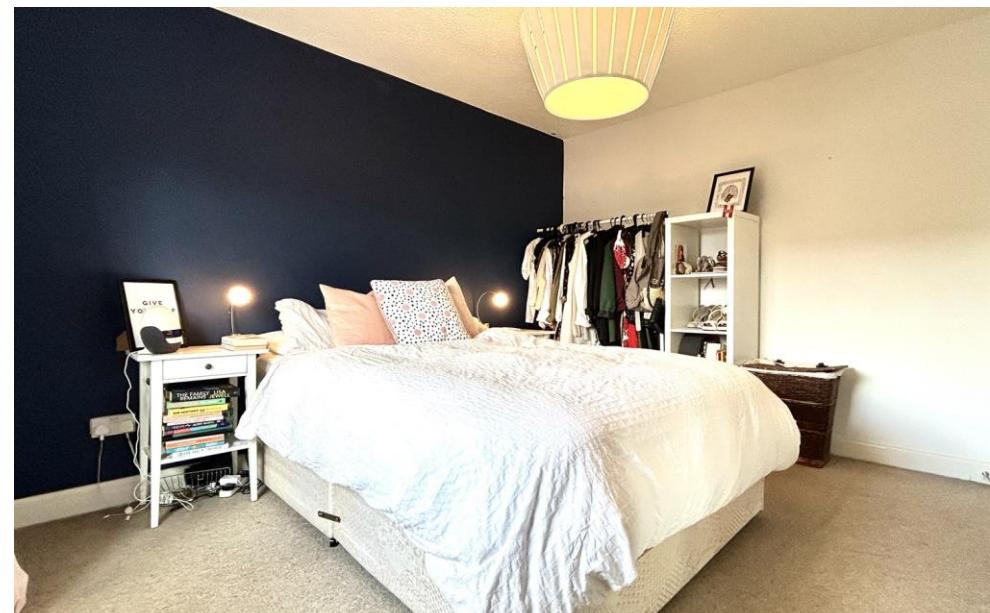
About this property

Ideally located, the home enjoys easy access to Gatley Village and its train station, while excellent transport links via the M56, M60, Manchester Airport, and Wythenshawe Hospital make it a fantastic base for commuting and leisure alike.

Inside, you're welcomed by a bright porch that leads into a sociable bay-fronted lounge and dining area, complete with an open staircase and patio doors opening out to the rear garden. A separate fitted kitchen provides a practical and well-planned space for everyday living.

Upstairs, the spacious master bedroom is complemented by a well-sized second bedroom, making it perfect for guests, a home office, or nursery. The modern, fully tiled three-piece bathroom has been recently upgraded for a contemporary finish.

Externally, the property benefits from a double driveway to the front and a south-facing rear garden with patio area - ideal for relaxing or entertaining on sunny days. With double glazing throughout and a neat, low-maintenance finish, this home is ready to move into.





DIRECTIONS

M22 4ZB

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

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

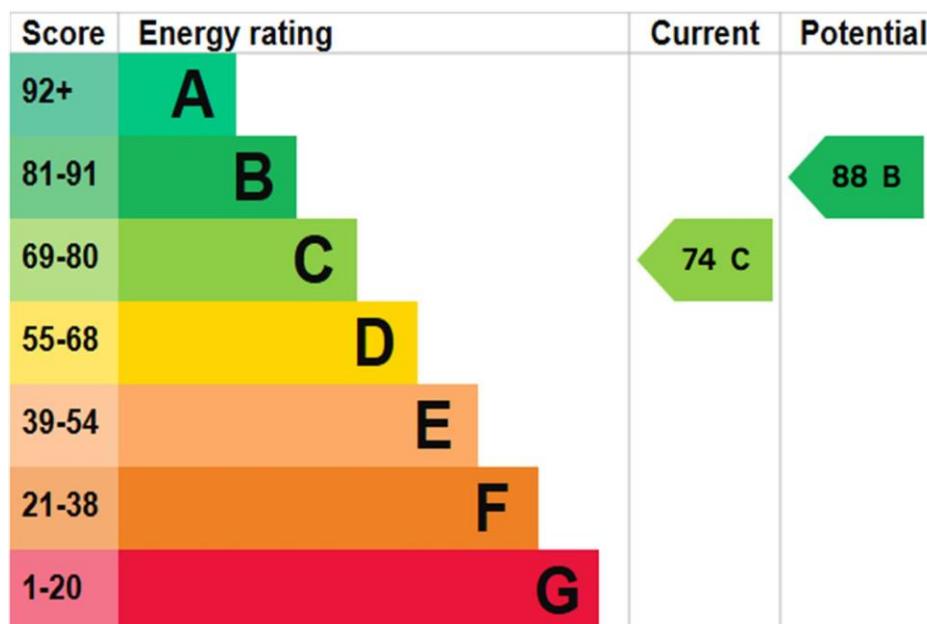
LOCAL AUTHORITY

Manchester City Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

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

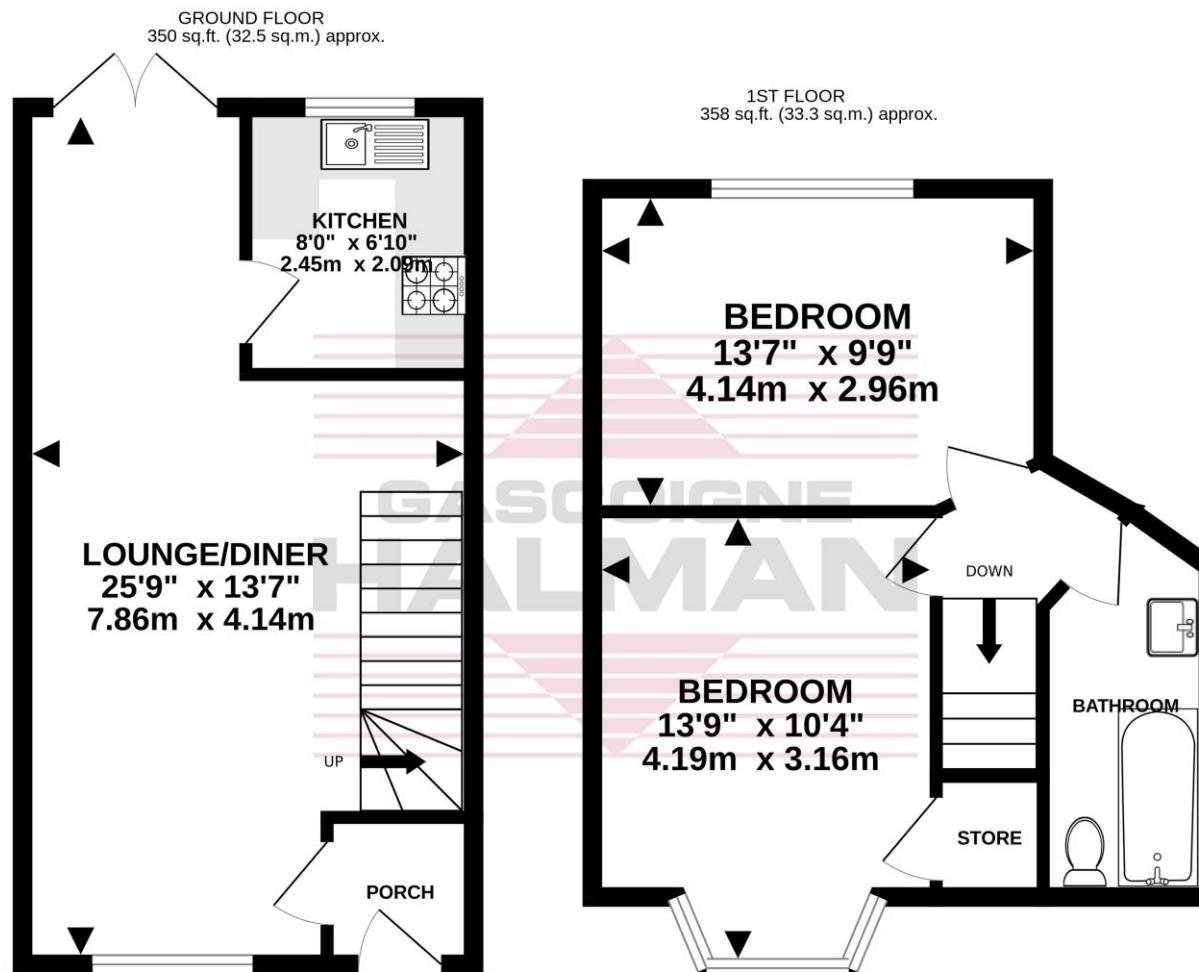
SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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