



**GASCOIGNE
HALMAN**

Turnbury Road, Sharston
Asking Price
£255,000.00

THE AREA'S LEADING ESTATE AGENCY



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	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

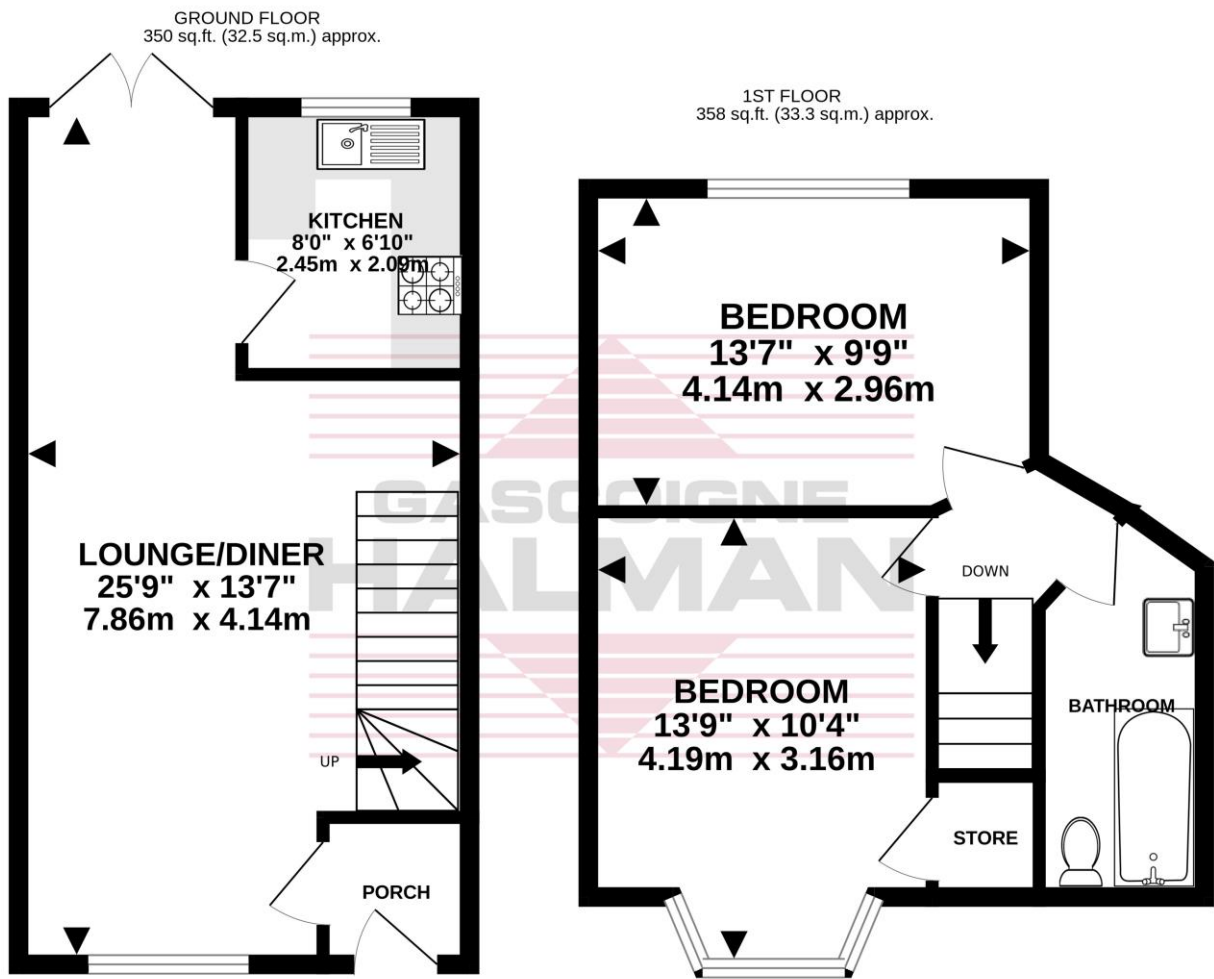
SOURCES OF FLOODING

Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 709 sq.ft. (65.8 sq.m.) approx.

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