



**GASCOIGNE
HALMAN**

Lauriston Close, Manchester
Asking Price £175,000

THE AREA'S LEADING ESTATE AGENCY



A well presented two bedroom second floor apartment (approx 69sqm), located within easy access of local amenities and transport links. Offering modern contemporary accommodation with open plan living/dining with kitchen area. There are two Bedrooms, an en-suite shower room and the main bathroom suite. NO VENDOR CHAIN.

Property details

- Two Double Bedrooms
- Open Plan Living Accommodation
- En-Suite Shower Room
- Convenient location
- Secure Allocated Parking
- No Vendor Chain



About this property

A beautifully presented, stylish & spacious, two-bedroom second floor apartment situated in the thriving residential location of Sharston within close proximity to Manchester Airport, the surrounding motorway networks, metro-link service and Gatley Village.

The apartment offers secure, allocated parking, immaculately kept grounds & very well-maintained communal areas & provides lift access to all floors.

Internally the apartment offers full double glazing, en-suite to main bedroom & a secure video intercom system. An internal inspection will reveal: a welcoming entrance hall, useful storage cupboard/utility area with plumbing for washing machine.

A deceptively spacious, lounge and kitchen area offering full height windows and modern fitted kitchen with integrated fridge/freezer, a three-piece bathroom and two generously proportioned bedrooms both with fitted wardrobes and en-suite shower room to the master.

Ideally suited to both first time buyers and buy to let investors viewings come highly recommended. Register your interest today.





DIRECTIONS

M22 4TZ

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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Electric

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

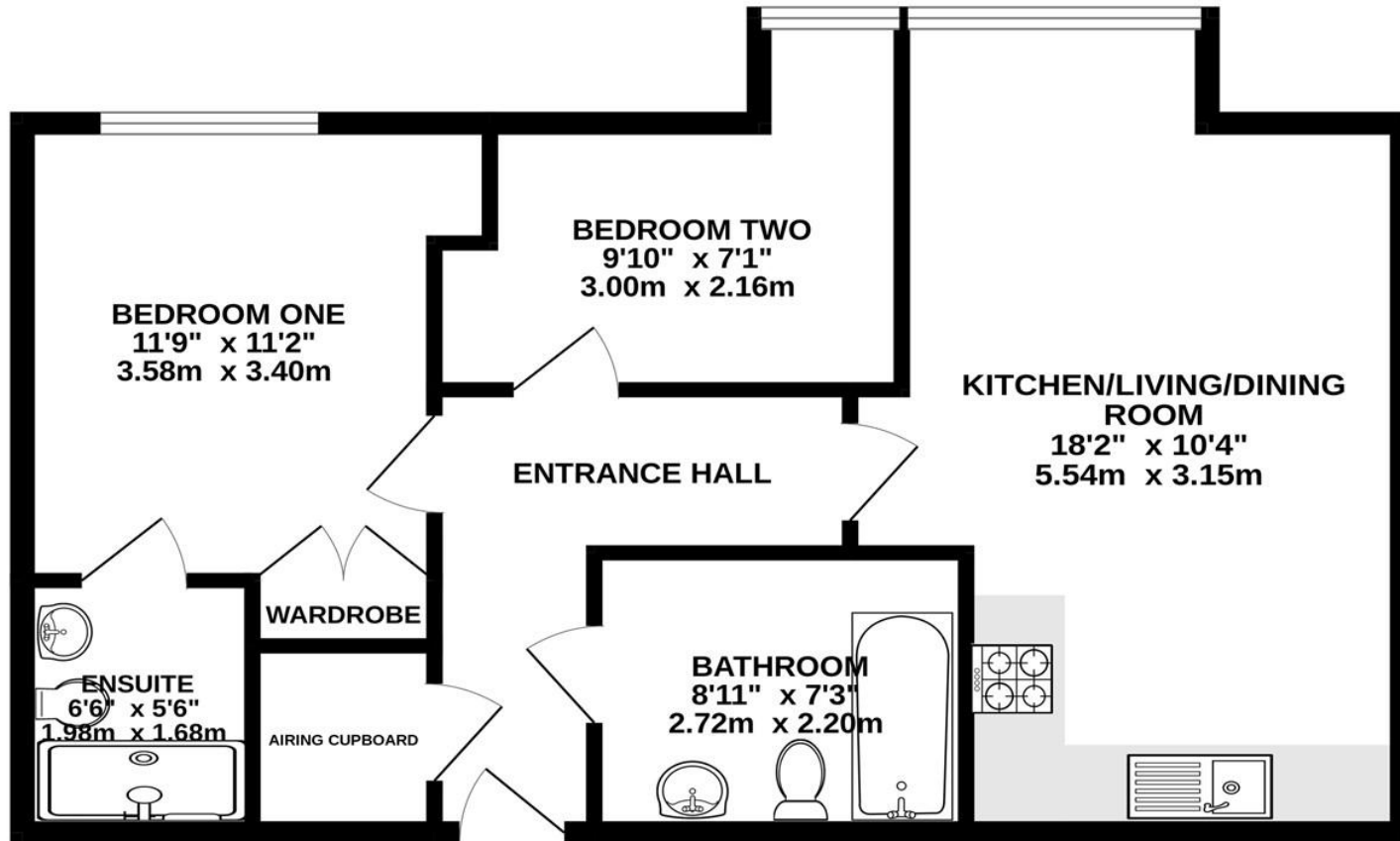
Ask Agent

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.

SECOND FLOOR 743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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