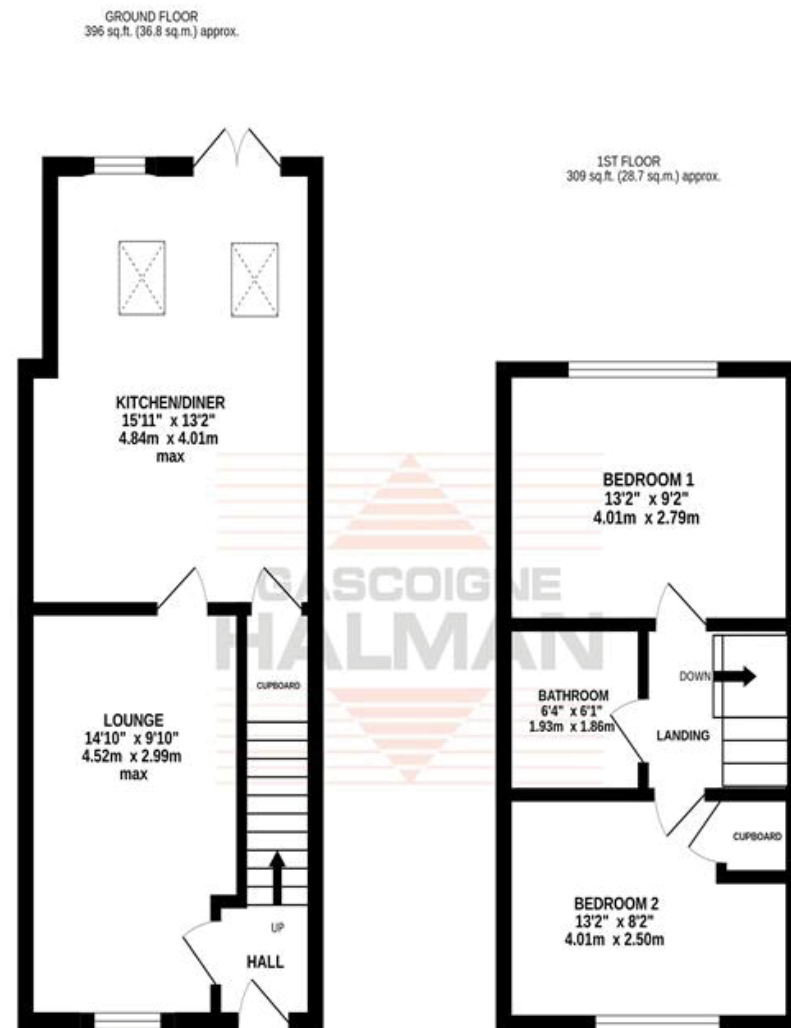


62 KERSCOTT ROAD
Manchester
£265,000



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan 12/2025



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.

THE AREAS LEADING ESTATE AGENCY

Sale

96, School Road, SALE M33 7XB

0161 962 8700 sale@gascoignehalman.co.uk

gascoignehalman.co.uk



An attractive and extended modern terraced home, enjoying stylishly presented accommodation throughout with a spacious dining kitchen, two double bedrooms, and modern bathroom, boasting a private rear garden and useful driveway, set on a popular development conveniently close to Sale Moor, Sale, key transport links including Northern Moor metrolink, popular schools and local amenities. NO CHAIN.

GASCOIGNE HALMAN

- Modern Mid Mews Property
- Two Double Bedrooms & Fitted Bathroom
- Allocated Parking & Low Maintenance Rear Garden

- Situated On The Popular 'Kerscott Road'
- No Chain

£265,000

62 KERSCOTT ROAD

Manchester



DESCRIPTION

Enjoying a much sought-after and highly convenient setting, this handsome modern terraced home offers an exciting opportunity to purchase an attractively presented and generously extended house. Ideal for the first time buyer, local downsizer or investor, offering easy access to the Metrolink, key motorway networks, popular schools, and being close to Sale Moor Village and Sale Town Center.

The attractive house begins with a useful entrance hall, spacious living room, leading to an impressive extended dining kitchen, complete with fitted base and wall units, skylights and patio doors to the garden.

To the first floor, off the landing, are two well-sized double bedrooms, and a modern bathroom. Externally the home benefits from a driveway to the front, and a courtyard-style garden with fenced boundaries to the rear.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.

DIRECTIONS

For Sat Nav purposes M23 0FN

TENURE

Freehold - Subject to verification by Solicitor

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Manchester CC - Tax Band B

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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