



**GASCOIGNE
HALMAN**

Hawkrigde Drive, Manchester
£280,000

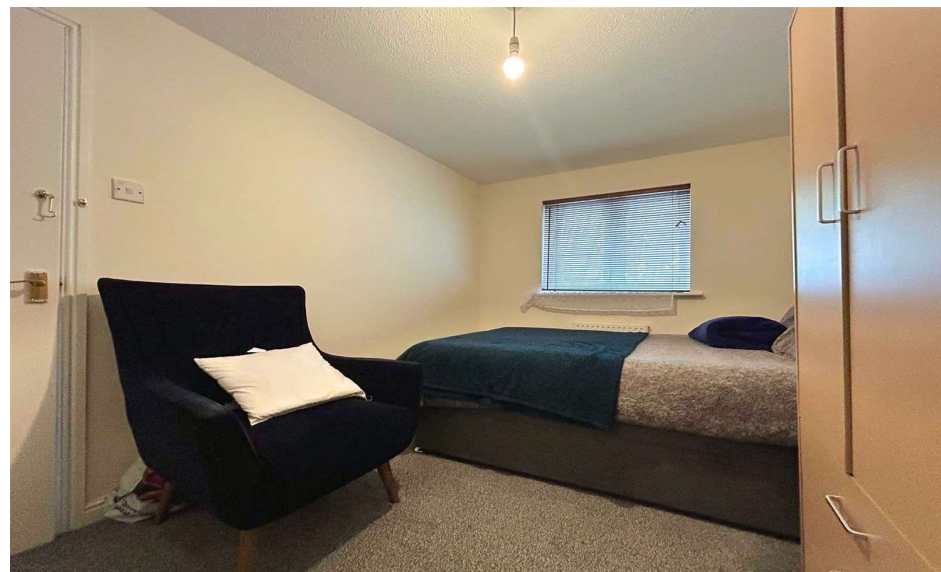
THE AREA'S LEADING ESTATE AGENCY



Positioned on a quiet part of this modern development, this three bedroom mid terrace residence offers ideal accommodation for a variety of buyers. The property is positioned within easy walking distance of Sale Road Metrolink and provides an excellent degree of convenience for the surrounding motorway network. No Chain.

Property details

- Modern Mid Terrace Residence
- Three Bedrooms, Ensuite Shower Room & Family Bathroom
- Positioned Set Back From The Road
- Parking & Low Maintenance Rear Garden
- Located Close To Metrolink Stations & Motorway Networks
- No Chain



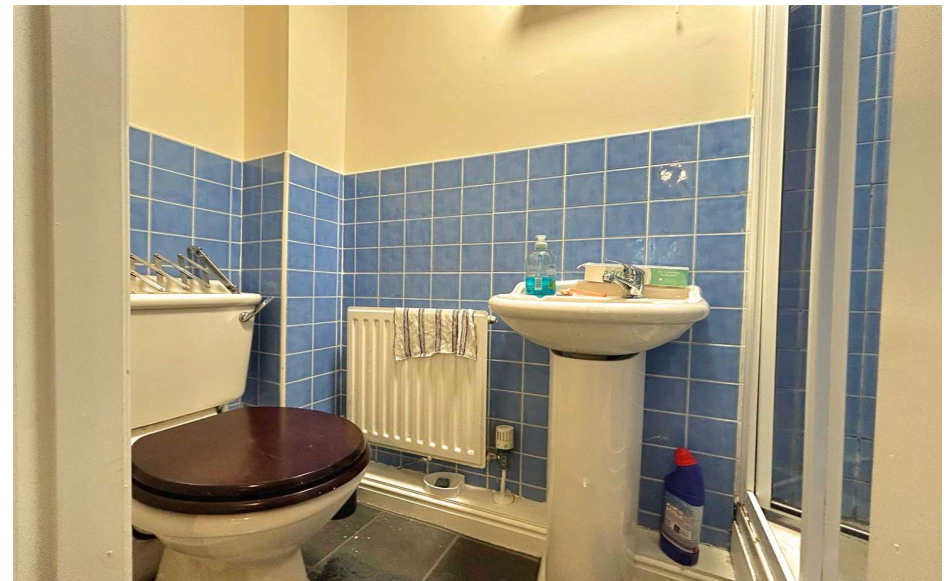
About this property

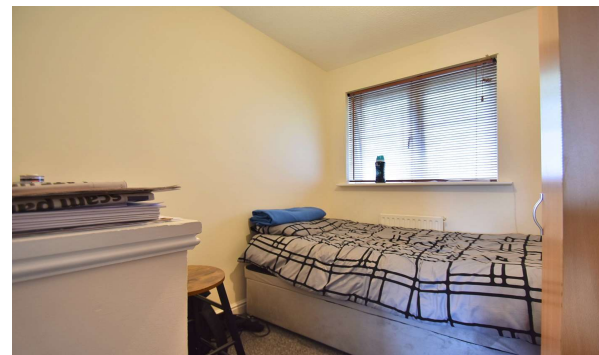
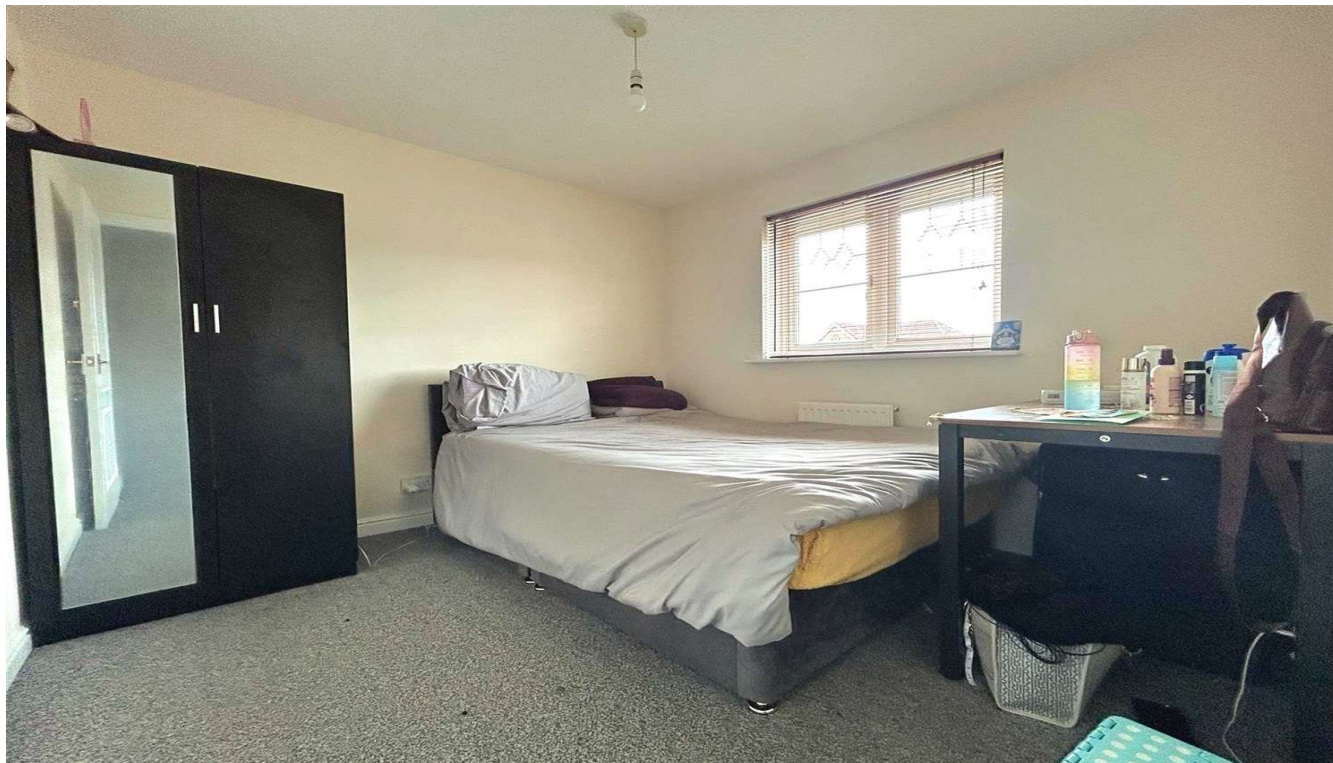
This property is situated on a popular established modern development offering wonderful contemporary accommodation for the modern-day family.

The ground floor features an entrance hallway, a spacious lounge with double doors leading to a dining area, and a fitted kitchen that grants access to the rear garden.

The first floor includes three ample bedrooms, with the master bedroom featuring an en-suite shower room, as well as a family bathroom.

Additionally, the property boasts an enclosed rear garden and parking facilities. It is conveniently situated within walking distance of local Metrolink stations. No chain.





DIRECTIONS

M23 OGG

COUNCIL TAX BAND

B

TENURE

Freehold

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	72 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

Cable

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

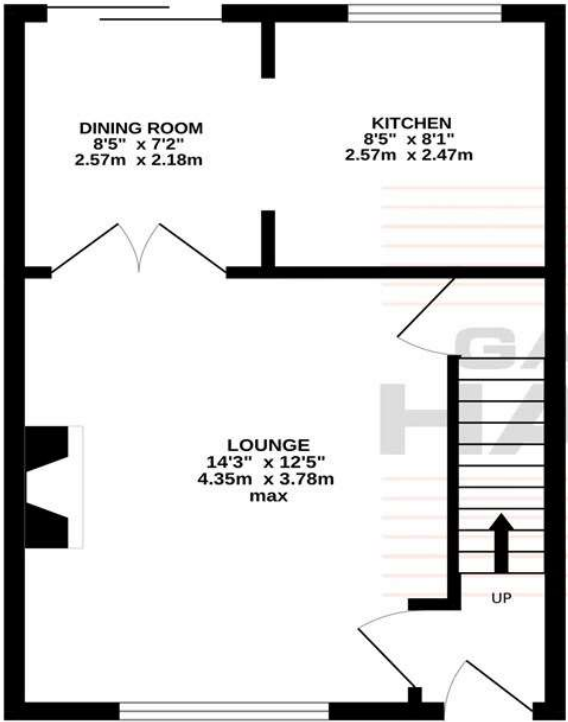
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

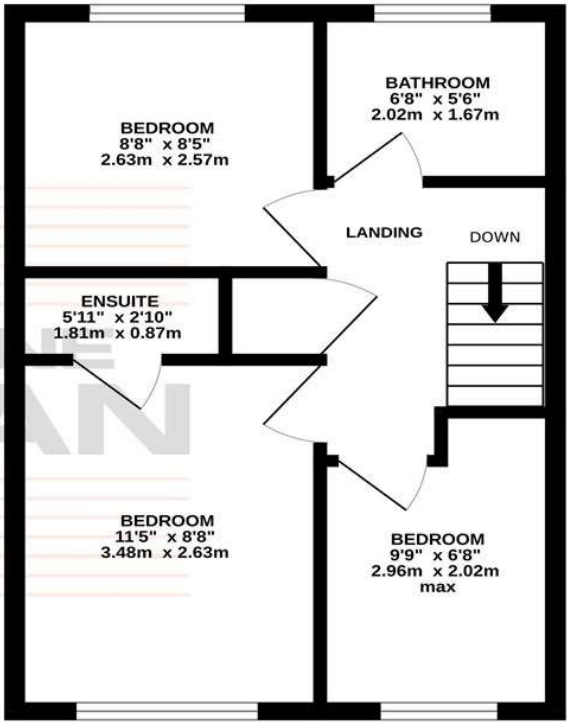
No

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.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 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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