

45 Shayfield Drive, Manchester

£250,000

Manchester

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY









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Manchester

No vendor chain. A Three-bedroom end-terrace with bay-fronted lounge, kitchen diner, new boiler, driveway, and garden. Great location for M60, M56, and Manchester city centre. Ideal family home.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Popular and convenient residential location.
- Ideal home for first time buyers, families & investors
- No vendor chain
- Newly upgraded combi boiler as of 2025.
- Paved driveway to the front.
- Large rear garden with patio area.





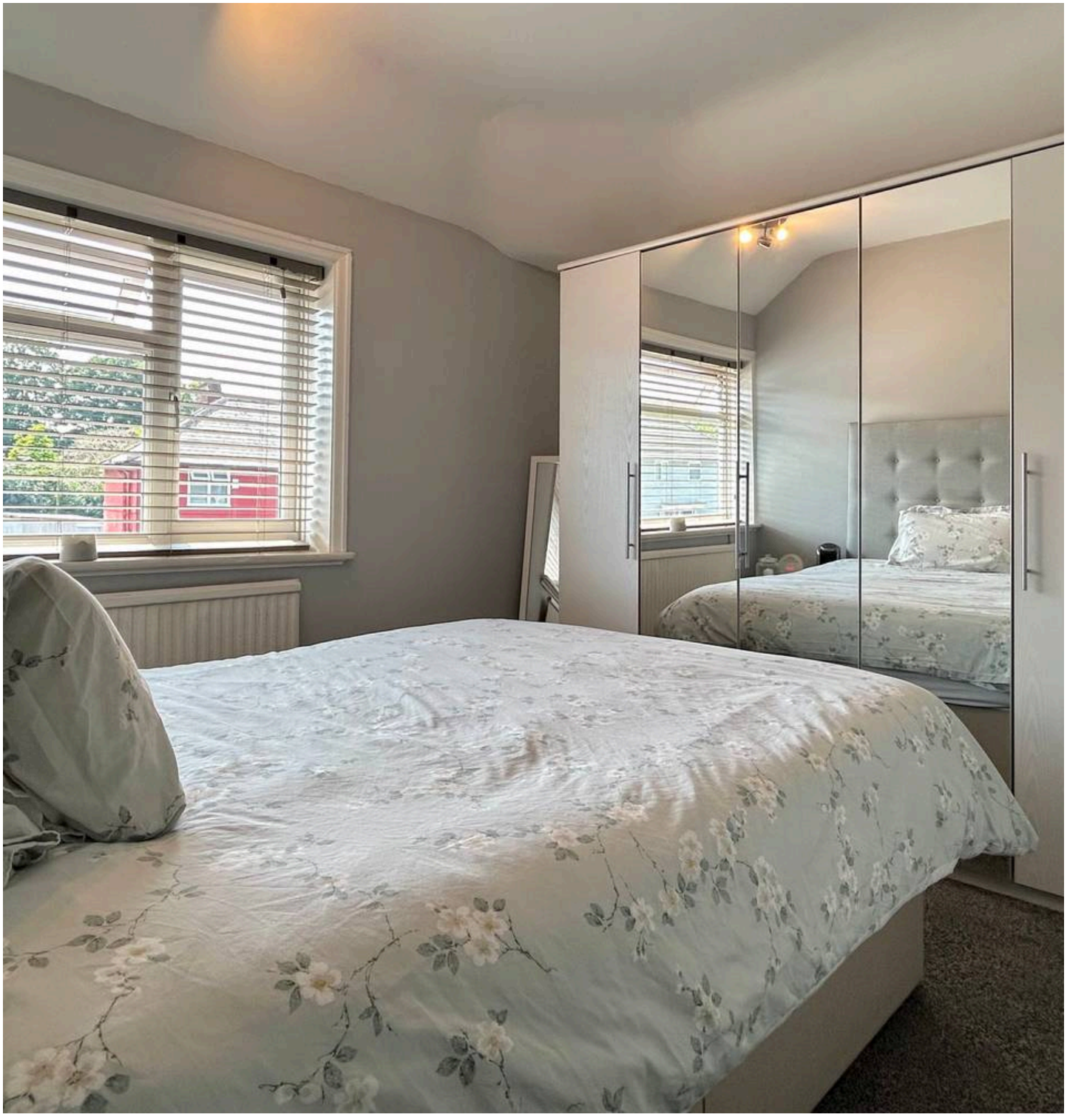




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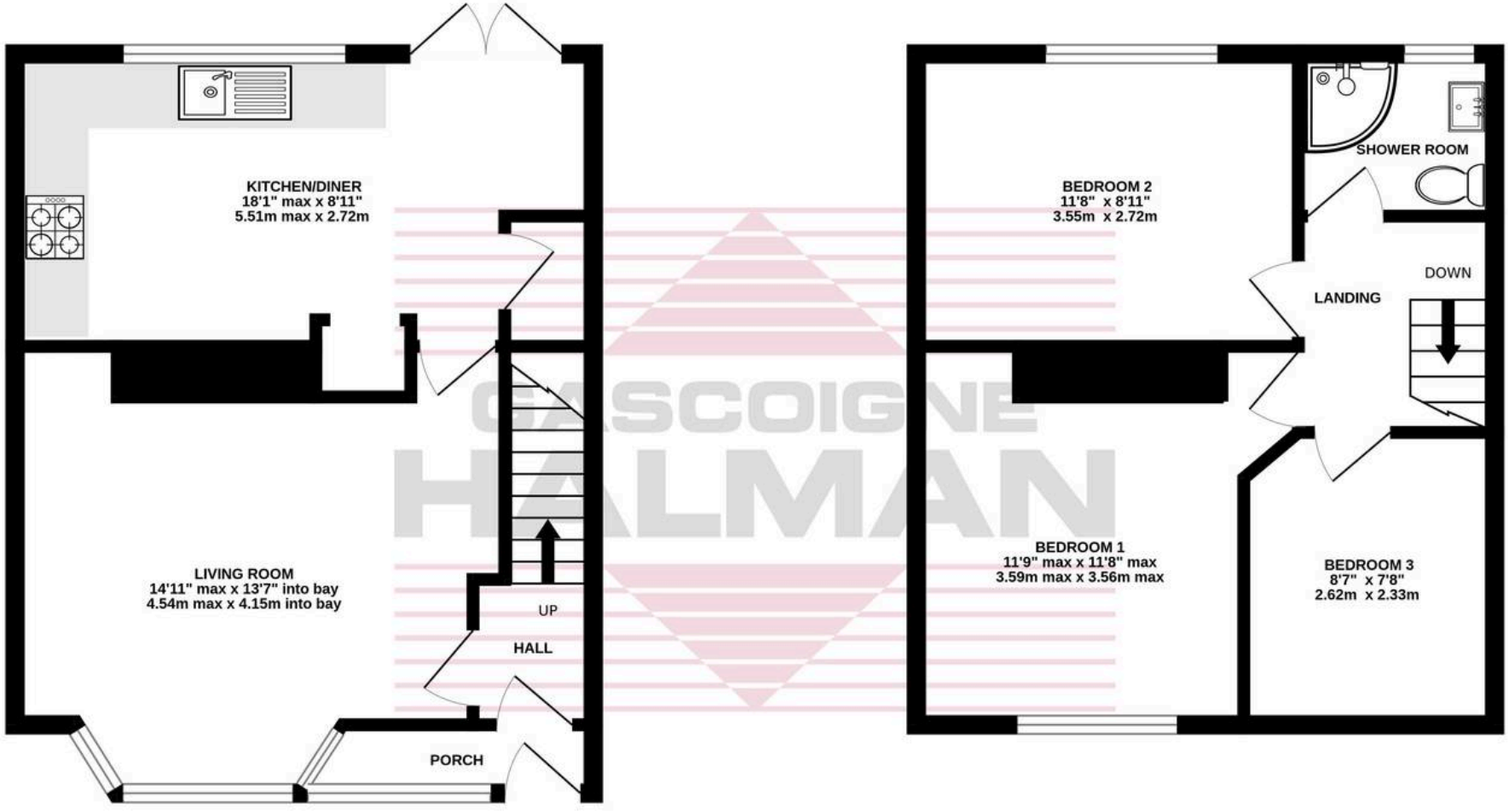
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Offered for sale with no vendor chain is this appealing three-bedroom end-terrace home is situated in a convenient residential neighborhood. Perfect for families, young professionals & commuters, it provides easy access to major motorways like the M60 and M56, ensuring a swift connection to Manchester city center and beyond. The interior is well-kept and features a welcoming entrance hall, a roomy bay-fronted living room with a decorative fireplace, a fitted kitchen diner, three spacious bedrooms, and a tiled three-piece shower room. Other features include a newly upgraded combi boiler a block-paved driveway to the front along with an enclosed lawned garden with large paved patio area. Take advantage of this excellent opportunity.



GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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