



**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Hollyhedge Heights, Hollyhedge Road, Gatley  
**Asking Price £165,000**



A well-presented and appointed two bedroom second floor apartment with gated access, located conveniently for Manchester Airport and motorway network links. Hall, Entryphone, Open plan Lounge/Dining Kitchen with Juliette balcony, two bedrooms (one double and one single) bathroom with shower over. Gas central heating, UPVC double glazing, parking.

### Property details

- 2nd Floor Apartment
- Gated Access
- Juliette Balcony
- Close to local amenities, schools and excellent transport
- Popular residential location in the heart of Gatley



## About this property

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## DIRECTIONS

M22 4EE

## COUNCIL TAX BAND

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## TENURE

Leasehold

## SERVICES (NOT TESTED)

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

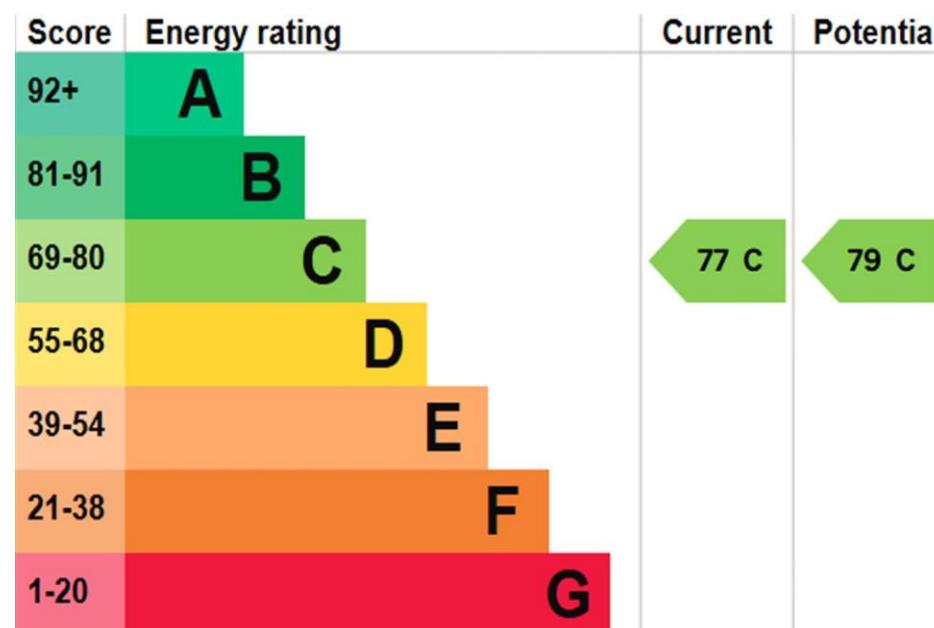
## LOCAL AUTHORITY

Manchester City Council

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING



## 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

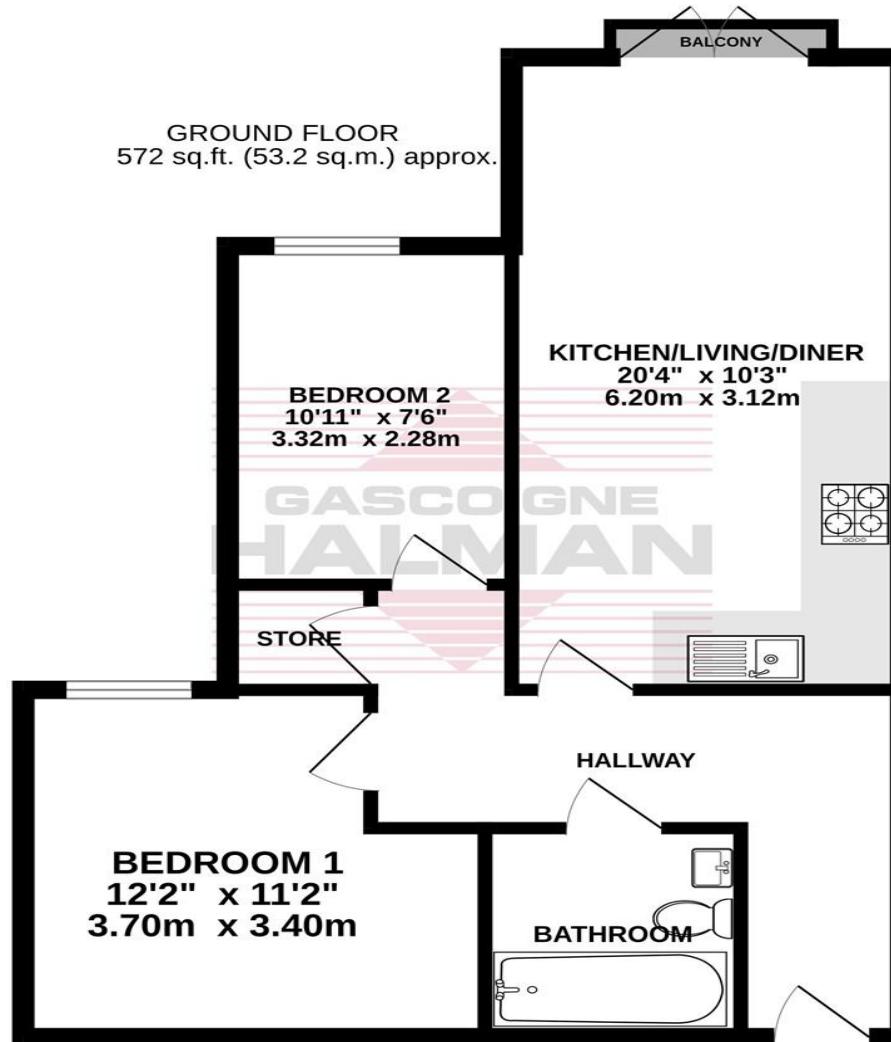
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.





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0161 428 1118 [cheadle@gascoignehalman.co.uk](mailto:cheadle@gascoignehalman.co.uk)  
91 High Street, Cheadle, Cheshire, SK8 1AA