



**GASCOIGNE  
HALMAN**

Starling Close, Sharston, Manchester  
**Asking Price £275,000.00**

THE AREA'S LEADING ESTATE AGENCY







Situated within a cul-de-sac in the popular residential area of Sharston is this well-appointed three bedroom, semi-detached home featuring off road parking, a well-presented living/diner & an enclosed rear garden. The property is considered perfect for first time buyers and investors alike given its convenient location close to Gatley village & station, Manchester Airport, motorway network & Wythenshawe hospital.

## Property details

- Popular & convenient residential location.
- Off road parking.
- Perfect home for first time buyers and investors alike.
- Open plan living/diner
- Cul de sac positioning
- Close to local transport links.



## About this property

A well presented, three bedroom semi situated in the popular & convenient area of Sharston. Forming part of the popular Grosvenor Park development the property would make an ideal acquisition for first time buyers looking to climb the property ladder.

The property offers convenient access to Gatley Village & its train station, as well as excellent commuter links with the M56 & M60 motorways, and Manchester Airport all within easy reach.

In brief the property features a welcoming porch & a sociable, bay-fronted living room with open staircase, a dining area with rear patio doors & separate fitted kitchen.

The first floor provides a spacious master bedroom, a well-proportioned second and useful third & a fully tiled, three-piece bathroom suite. Other features include a driveway to front & a well maintained lawned garden to the rear.

Viewings come highly recommended. Call to reserve a viewing slot now.







## DIRECTIONS

M22 4XS

## COUNCIL TAX BAND

C

## TENURE

Leasehold – 969 years remaining – Ground rent £180 p/y

## 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		90 B
69-80	C	71 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

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

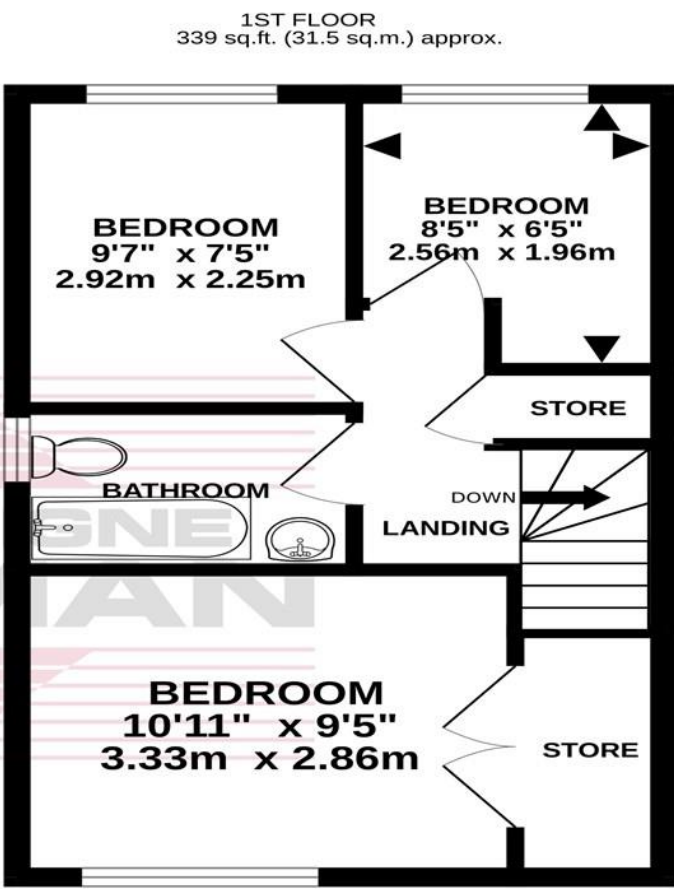
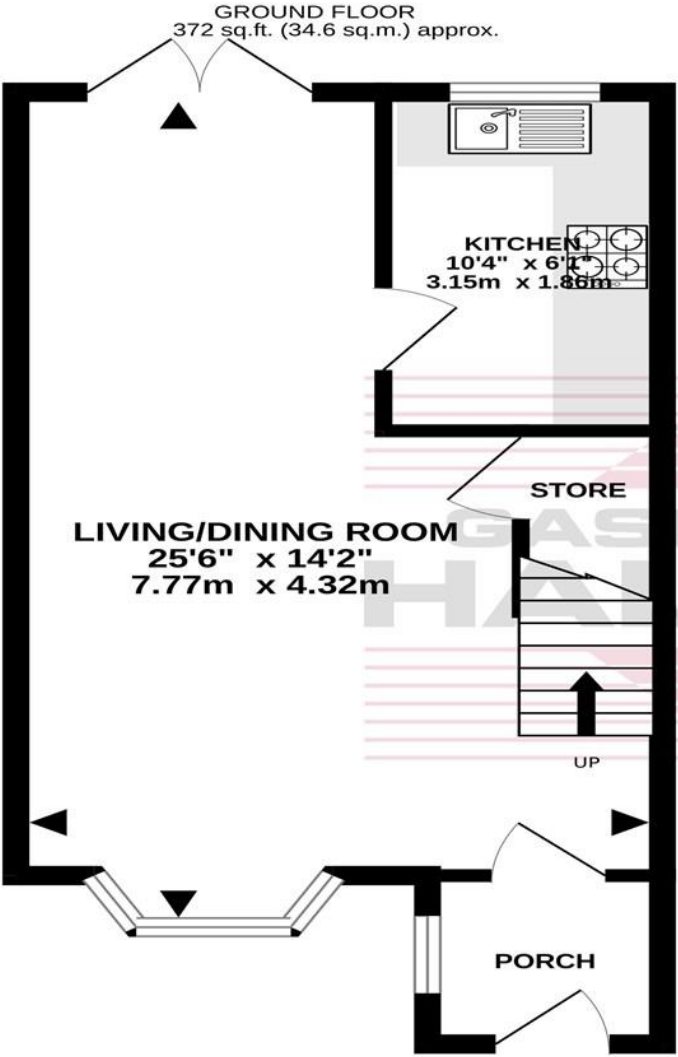
Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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