



**GASCOIGNE  
HALMAN**

Jenner Road, Manchester  
**Asking Price £300,000**

THE AREA'S LEADING ESTATE AGENCY



A superbly appointed THREE STORY townhouse situated in a popular and convenient location. The property includes a DRIVEWAY, LARGE GARDEN and would make an excellent family home. There are THREE well proportioned DOUBLE bedrooms, a family bathroom, & a useful DOWNSTAIRS WC.

## Property details

- Driveway
- Popular & convenient location.
- Large garden with patio area
- Downstairs W/C



## About this property

This three-bedroom townhouse is beautifully presented and located at the end of a quiet cul-de-sac. The property offers off-road parking, and easy access to trams, the train station, and commuter links to the M56, M60 motorways, and Manchester Airport. Ideal for a family, the well-maintained interior includes a welcoming entrance hall with a large living, and downstairs WC, a fitted kitchen with an upgraded combi boiler, and a sociable lounge/dining room. The first floor features a spacious double bedroom, study room, and a family bathroom, while the second floor offers two generous bedrooms. Outside, there is a lawned garden with a patio area.







## DIRECTIONS

M22 1WR

## COUNCIL TAX BAND

## 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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

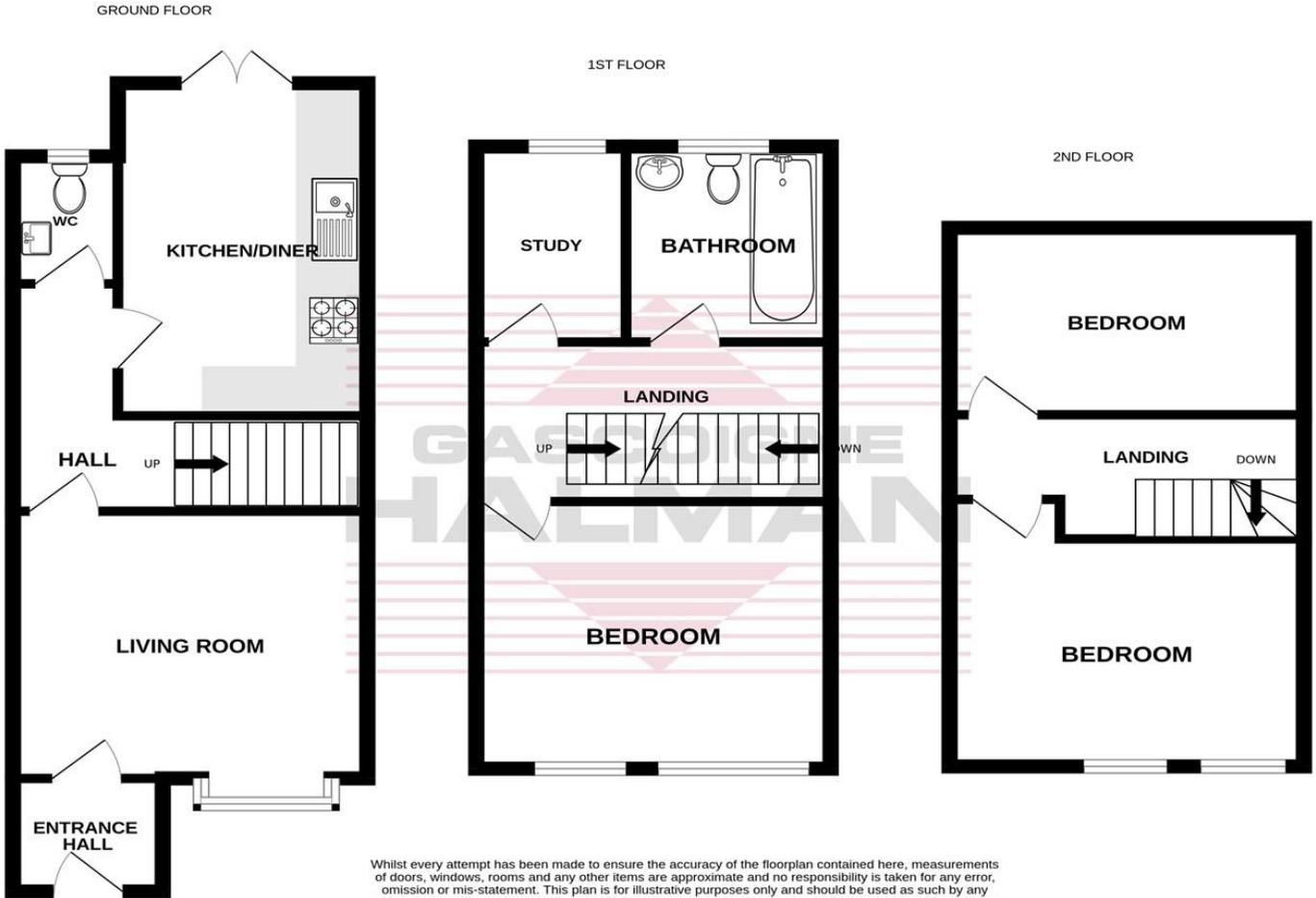
## SOURCES OF FLOODING

Ask Agent

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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.



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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