



2 Beech House Lauriston Close
Sharston M22 4TZ
£140,000

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2 Beech House Lauriston Close

Sharston M22 4TZ

£140,000

Located close to amenities and with excellent transport links, this modern ground floor apartment forms part of a popular residential development in Sharston.

The High Beeches development features attractive communal gardens with seating areas, lawns and a collection of established trees. There is an allocated parking space in the secure electronically gated car park, with visitor spaces also available.

The premises are entered via a communal hallway which leads to a private entrance to the apartment, opening to an entrance hallway with entry phone and a storage/utility room.

A spacious living room features large floor-to-ceiling double glazed windows which provide plentiful natural light. This room opens to the dining kitchen which features fitted modern units.

The master bedroom boasts fitted wardrobes. There is a well-proportioned bathroom which is fitted with a modern white suite.

An early internal inspection is essential in order to fully appreciate this well-presented property.

Tenure: Leasehold
Council Tax: Manchester A

- Ground Floor Apartment
- Popular Modern Development
- Open-plan Living Space
- Modern Bathroom
- Spacious Bedroom with Fitted Wardrobes
- Utility/Store
- Secure Gated Parking
- Communal Gardens
- No Onward Chain

Communal Entrance Hallway

Private Apartment Entrance

Entrance Hallway

Utility/Store
4'7 x 3'1

Open-plan Living Room/Dining Kitchen
17'10 max x 11'9 red to 8'4

Bedroom
12'0 max x 13'6 red to 11'7 to wardrobe fronts

Bathroom
8'2 x 8'10 max

Externally
Electrically-operated gates give access to car park with allocated space for the apartments and for visitors (permits required).
Attractive maintained communal grounds.

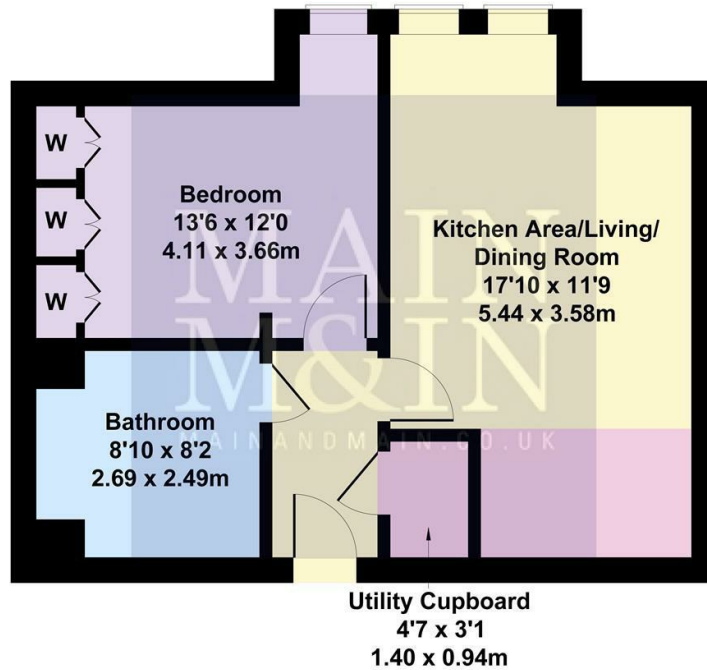
Leasehold Information
133 years remain on a lease which expires on 01/01/2160.
Current Ground Rent: £140 PA
Current Service Charge: £1,800 PA (£150 PCM)





Beech House, Lauriston Close

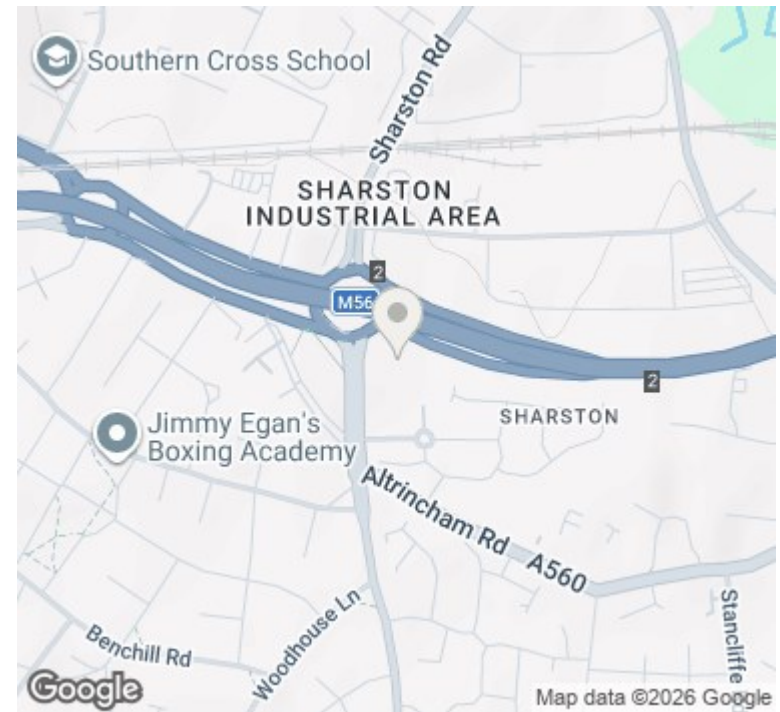
Approximate Gross Internal Area
491 sq ft - 46 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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