



**GASCOIGNE  
HALMAN**

Rowarth Road, Manchester  
**Asking Price £275,000.00**

THE AREA'S LEADING ESTATE AGENCY



A spacious four-bedroom townhouse over three levels, featuring a fitted kitchen, sitting/dining room, two bathrooms (one en-suite), downstairs WC, driveway & enclosed garden. Conveniently located near Wythenshawe Civic Centre, Metro links, motorways, and the airport. Lease Length: 77 years.

## Property details

- No Chain
- Deceptively spacious
- Four well-proportioned bedrooms
- Driveway
- Downstairs WC
- Bathroom & En-Suite
- Enclosed garden



## About this property

A deceptively spacious four bedroom town house suitable for a first time buyer, landlords, or families. The flexible accommodation spans three levels and comprises an Entrance Hall, Downstairs WC, Fitted Kitchen, and a spacious sitting/dining room with patio doors to the garden. The First floor features two well-proportioned bedrooms and family bathroom. The Second Floor provides two further bedrooms, the master of which included an En-suite shower room. Externally, the property features solar panels to the roof, a driveway to the side and an enclosed rear garden. The property is conveniently situated near Wythenshawe Civic Centre and Metro, providing easy access to Manchester City Centre and the Airport. The M56/M60 Motorways are both located within easy reach. NB: The current lease length is 77 years.





## DIRECTIONS

M23 2UP

## COUNCIL TAX BAND

C

## 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	83 B	84 B
69-80	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

None

## 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

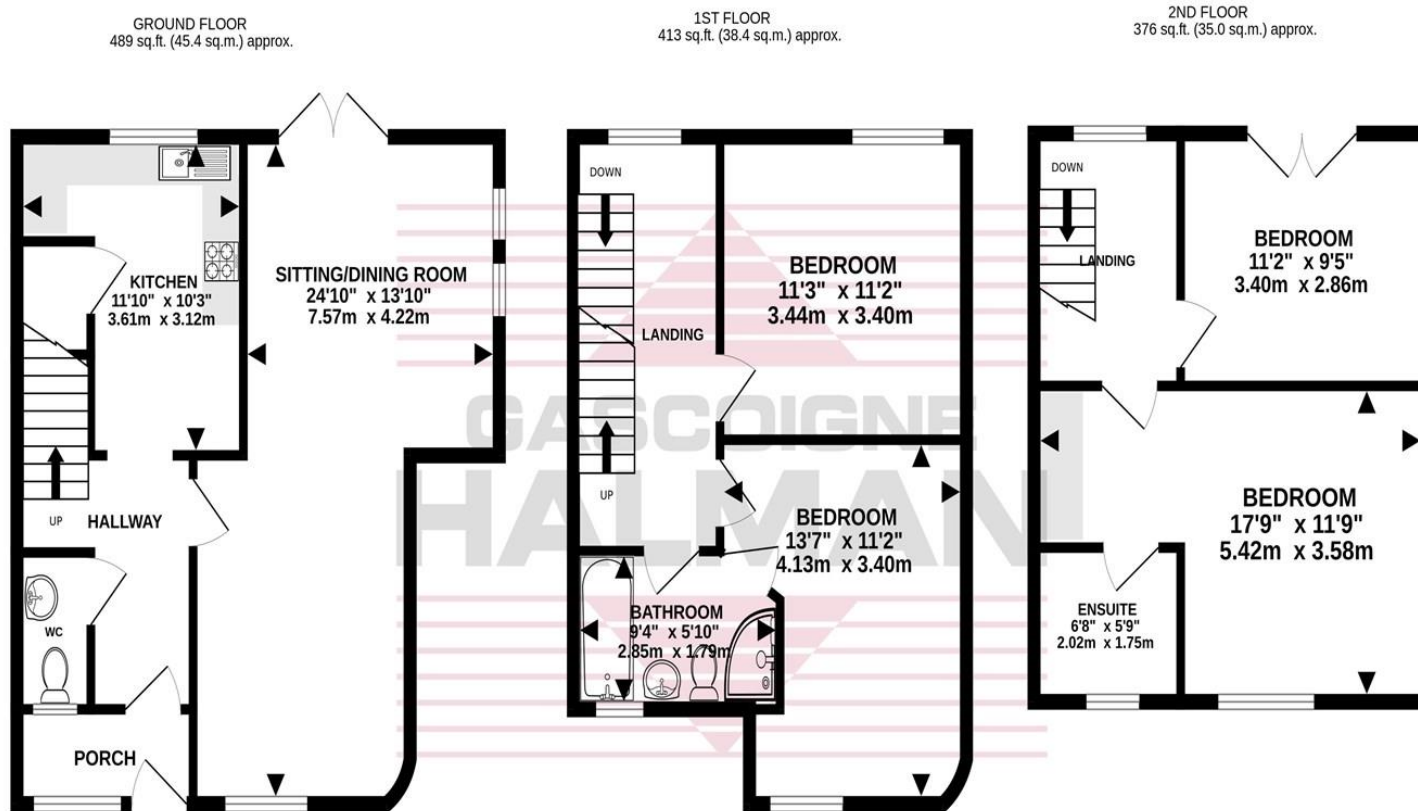
## SOURCES OF FLOODING

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.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 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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