



Lawnhurst Avenue, Manchester, M23

Asking Price

£359,950

Modern Four Bedroom Town House
Master Bedroom with En-Suite
Off Road Parking to The Rear
Three Bathrooms

Beautifully Appointed Throughout
Spacious Lounge with Juliette Balcony
Walking Distance to Moor Road Tram Stop
EPC Rating C

Introducing an exceptional modern four-bedroom townhouse, now available for purchase at the highly desirable Lawnhurst Avenue, Baguley with the asking price of £359,950. This beautifully appointed property is sure to impress with its recent high-end refurbishments and tasteful layout. The spacious residence comes complete with four bedrooms, three bathrooms and one possibly two reception room which are all immaculately presented and ready for immediate habitation.



A prime aesthetic feature of this townhouse is the spacious Kitchen/ Dining room and the first floor lounge with a beautiful Juliette Balcony. It provides a perfect place to relax or host gatherings, with ample natural light that pours into the space, adding to its charm and appeal. One can indulge in the exquisite blend of function, design, and style that this property boasts.



The master bedroom benefits from it's own en- suite shower room whilst the rest of the bedrooms and bathrooms also follow the same high standards, making the property as a whole an excellent retreat after a long day.



One of the many practicalities of this house is the provision of off-road parking to the rear, relieving homeowners of any parking woes. The EPC rating of C, highlights the property's decent level of energy efficiency and likewise reducing your environmental footprint.

Situated within walking distance to the Moor Road Tram Stop, this home provides easy access to transport links making travelling for work or leisure as smooth as possible.



In summary, this modern four-bedroom townhouse on Lawnhurst Avenue is a remarkable fusion of elegance, comfort and practicality, offering a perfect setting for modern city living. The house with its generous space, esteemed location, and well thought out features not only fulfils basic living needs but also facilitates a graceful lifestyle. This residence is the key to your dream home, and it can be yours for only £359,950. Don't let this opportunity slip from your hands.



TENURE - FREEHOLD WITH A £300 PA SERVICE CHARGE FOR THE REAR CAR PARKING AREA.

Ground Floor

Entrance Hallway

Hardwood front door with dual glass panels, Radiator, under stairs storage cupboard, tiled flooring, doors leading to bedroom four/ office room, downstairs WC and the large kitchen/ dining room, stairs to first floor

Kitchen Diner

14'6" (4m 41cm) x 12'5" (3m 78cm)

Upvc Patio doors to rear garden, floor is tiled to kitchen area and in dining area, radiator, range of wall and base units, integrated oven with 5 ring gas hob and extractor hood.



Downstairs WC

6'2" (1m 87cm) X 3'3" (99cm)

Tiled floors, Radiator, Pedestal sink unit, Low level WC.

Second Reception Room (Bedroom Four)

10'3" (3m 12cm) x 8'2" (2m 48cm)

Versatile ground floor bedroom that can be utilized as either a bedroom or office/ study with carpet to floor, radiator and Upvc double glazed window having a front aspect.



First Floor

Lounge

14'8" x 10'9"

Upvc patio doors with Juliette balcony, Radiator, Polished Wood flooring

Bedroom Three

8'7" (2m 61cm) x 8'4" (2m 54cm)

Front aspect Upvc double glazed window, carpet to floor, Radiator



Family Bathroom

8'6" (2m 59cm) x 6'9" (2m 5cm)

Tiled floor and walls, panel bath, pedestal sink unit, walk-in shower cubicle with glass shower screen, low level WC, wall storage cupboard, heated chrome towel rail.



Second Floor

Bedroom Two

11'5" (3m 47cm) x 11' (3m 35cm)

Front aspect Upvc Double glazed window, Carpet to floor, Radiator,

Bedroom One (Master with en-suite)

14'8" (4m 47cm) x 11'9" (3m 58cm)

Rear Aspect Upvc Double glazed window, Carpet to floor, Radiator, door to En-suite shower room



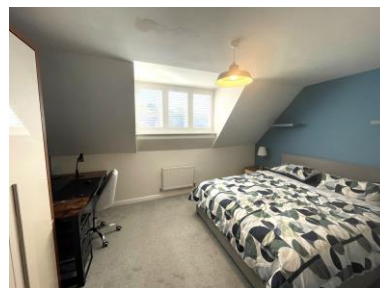
En-Suite

5'6" (1m 67cm) x 2'6" (76cm)

Enclosed shower, pedestal wash basin, Low level WC

Outside

Small lawned entrance to the front. To the rear is an enclosed back garden bordered by panel fencing with fully paved patio area.



Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



