



## Lambourne Close, Manchester, M22

Asking Price

**£238,750**

IMMACULATE TWO DOUBLE BEDROOM MID MEWS PROPERTY

NO CHAIN VENDOR

MODERN FITTED KITCHEN AND BATHROOM

GAS CENTRAL HEATING

WALKING DISTANCE TO MANCHESTER AIRPORT AND METROLINK TRAM STOP

SPACIOUS LOUNGE / DINING ROOM

SECURE GATED PARKING FOR TWO VEHICLES

DOWNSTAIRS WC CLOAKROOM

UPVC DOUBLE GLAZED THROUGHOUT

CLOSE BY TO LOCAL SCHOOLS AND SHOPS

Offered for sale with no onward chain, this immaculate two double bedroom mid mews property enjoys a sought-after position in the quiet and well-kept Lambourne Close, located in the popular district of Woodhouse Park, Manchester. With an asking price of £238,750, this delightful home is perfectly positioned for professionals, small families or investors seeking excellent transport links and convenient access to local amenities.



Tastefully presented throughout, this modern residence features a spacious lounge and dining area, creating an ideal setting for everyday living and entertaining. The stylish fitted kitchen comes complete with contemporary units and integrated appliances, while the convenient downstairs WC cloakroom adds to the functionality of the ground floor living space. Full gas central heating and UPVC double glazing throughout ensure comfort and energy efficiency all year round.



Upstairs, the property boasts two well-proportioned double bedrooms, perfect for restful retreats or flexible home office use, alongside a sleek and modern family bathroom. Parking is well catered for, with secure gated entry and allocated space for two vehicles, giving peace of mind and practicality for homeowners.



This home benefits from an enviable location within walking distance of Manchester Airport and the nearby Metrolink tram stop, providing effortless connectivity to the city centre and beyond. The property is also close to local schools including Ringway Primary School and Manchester Enterprise Academy, making it an excellent choice for families. Daily conveniences are just a stone's throw away with a variety of local shops and larger supermarkets such as Tesco Extra and Aldi located nearby.



For leisure, residents can take advantage of Wythenshawe Park's open spaces, sports facilities and gardens just a short drive away, while the Forum Leisure Centre offers a modern gym, swimming pool and fitness classes. Healthcare needs are met with Wythenshawe Hospital positioned within easy reach.

Offering a move-in-ready lifestyle with excellent transport links and local amenities on the doorstep, this appealing mews house in Lambourne Close is a rare opportunity not to be missed. Early viewing is highly recommended.



## Ground Floor

### Entrance Hall

Enter through the front door into the hallway with carpet to floor, radiator, leading to all ground floor rooms

### Living Room

17' (5m 18cm) 4" x 14' (1m 21cm) 5"

Spacious living room with quality oak wood flooring, radiator, UPVC double glazed window to the front aspect, ample space for lounge furniture, under stair storage cupboard.

### Dining Room

8' (2m 43cm) 3" x 7' (2m 13cm) 4"

The solid Oak flooring continues through into the dining area, radiator, ample space for dining table and chairs, UPVC double glazed patio doors leading onto the rear patio.

### **Kitchen**

*8' (2m 43cm) x 6' (1m 82cm) 8"*

Range of modern fitted base and eye level units with complimentary work surfaces with tiled splash backs, solid oak flooring, UPVC double glazed window to the rear aspect, four ring gas hob with extractor hood, inset electric oven and grill, stainless steel sink unit with modern mixer tap.



### **Downstairs WC**

Low level WC, pedestal hand wash basin, opaque UPVC double glazed window, towel rail.

### **First Floor**

#### **Bedroom One**

*13' (3m 96cm) 7" x 9' (2m 74cm) 8"*

First double bedroom with carpet to floor, UPVC double glazed bay fronted window to the front aspect, radiator, storage cupboard, ample space for a double bed and free standing furniture.

#### **Bedroom Two**

*11' (3m 35cm) 4" x 10' (3m 4cm) 3"*

Second double bedroom with carpet to floor, UPVC double glazed window to the rear aspect, radiator, loft access with drop down ladder, ample space for a double bed and free standing furniture.



### **Family Bathroom**

Modern fully tiled bathroom suite with panel bath and shower over, pedestal hand wash basin, low level WC, opaque UPVC double glazed window, radiator.

### **Outside**

Gated access to the front with a small stepped garden with mature plants and shrubs leading to the side ginnel. The rear garden is mainly laid to lawn with a paved patio area for Al fresco dining/entertaining with wooden fencing to the borders

### **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







