



15 Lawnhurst Avenue, Manchester, M23 9RW

Offers Over £340,000

www.jordanfishwick.co.uk





Jordan fishwick

- Four Bedroom Townhouse
- Tarmacadam Driveway
- Low Maintenance Garden with Astro Turf
- EPC - Awaited
- Council Tax Band D
- Three Bathrooms
- Close to Moor Road Metrolink
- Gas Boiler and Double Glazed Throughout
- Freehold

A well presented four bedroom semi detached townhouse set over three floors with flexible use of accommodation. The property is situated on a quiet development and within walking distance of Moor Road Metrolink, running to Manchester Centre and Manchester Airport and fantastic links to the M60, M56 and Wythenshawe Hospital is close by.

The internal accommodation comprises to the ground floor: entrance hallway, utility room, shower room, bedroom four and additional internal room created from splitting the integral garage into an internal room and smaller storage room, accessed from up and over garage door.

To the first floor there is a lounge and dining kitchen with 'Juliet' balcony overlooking the front, the large landing offers plenty of space for a desk and drawers. To the second floor there are three bedrooms, the master benefiting from en-suite shower facility and a separate family bathroom. Externally to the front there is a paved driveway providing off road parking and to the rear there is a good sized, low maintenance garden. Call now to book a viewing! Freehold. Council Tax Band D. EPC Rating Awaited.

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Hallway

Utility Room

Playroom / Office

Bedroom Four

Shower Room

Kitchen / Diner

Lounge

Master Bedroom

Bedroom Two

Bedroom Three

En Suite

Bathroom

Externally





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Why take a risk?
Sell Smarter





Floor Plans



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

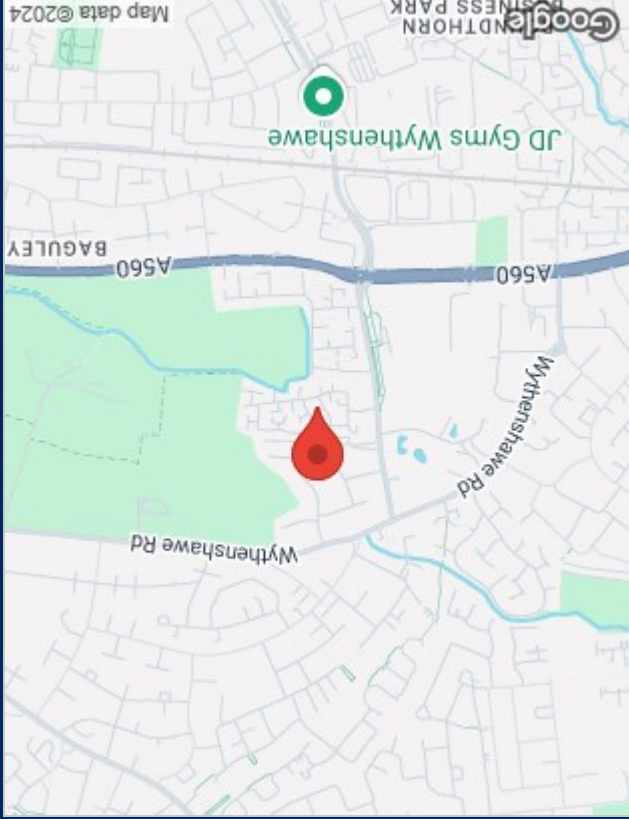
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in good working order. Purchasers should satisfy themselves as to the condition of the property in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Nothing in these particulars shall be deemed to be a statement that the property is in good

| Energy Efficiency Rating | |
|--------------------------|----------|
| Current | Possible |
| 86 | 75 |
| A | B |
| (92-95) | (81-91) |
| C | D |
| (79-92) | (55-69) |
| E | F |
| (55-58) | (21-38) |
| G | H |
| (1-20) | (1-20) |

Very energy efficient - lower running costs
 (92-95) A
 (81-91) B
 (79-92) C
 (55-69) D
 (55-58) E
 (21-38) F
 (1-20) G
 (1-20) H
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Performance Graph



Location Map