



122 Lawnhurst Avenue, Manchester, M23 9SA

Offers Over £340,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan Fishwick

- Four Bedroom Modern Townhouse
- En Suite To Bedroom One
- Private Off Road Parking
- Close To Motorway Links/Wythenshawe Hospital
- EPC Rating C
- Cul De Sac Location
- Sunny Gardens To The Rear
- Close To Metro Links
- Manchester Council Tax Band D
- No Chain

A well-presented, four-bedroom end townhouse set over three floors with South facing garden. 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, cloakroom WC, sitting room or forth bedroom and kitchen with patio doors onto the rear garden. To the first floor there is a lounge with Juliet balcony, enjoying views of the garden and playing fields, a third double bedroom and a family bathroom. To the second floor the master bedroom, benefiting from ensuite shower room and another double bedroom.

Externally to the front there is a driveway providing off road parking for two cars and to the rear a good sized, low maintenance garden with hardstanding for large shed. Call now to book a viewing! Freehold. Council Tax Band D. EPC Rating C.

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## Ground Floor

Entrance Hall

Cloaks WC 5'0" x 3'6" (1.53m x 1.07m)

Sitting Room / Bedroom Four 10'5" x 7'7" (3.19m x 2.33m)

Kitchen/Diner 14'4" x 12'4" (4.39m x 3.78m)

## First Floor

Lounge 14'4" x 10'6" (4.39m x 3.22m)

Bedroom Three 8'3" x 8'2" (2.54m x 2.49m)

Bathroom 8'5" x 6'8" (2.59m x 2.04m)

## Second Floor

Bedroom One 14'6" x 11'5" (4.44m x 3.50m)

En Suite

Bedroom Two 11'1" x 10'10" (3.40m x 3.32m)

Outside





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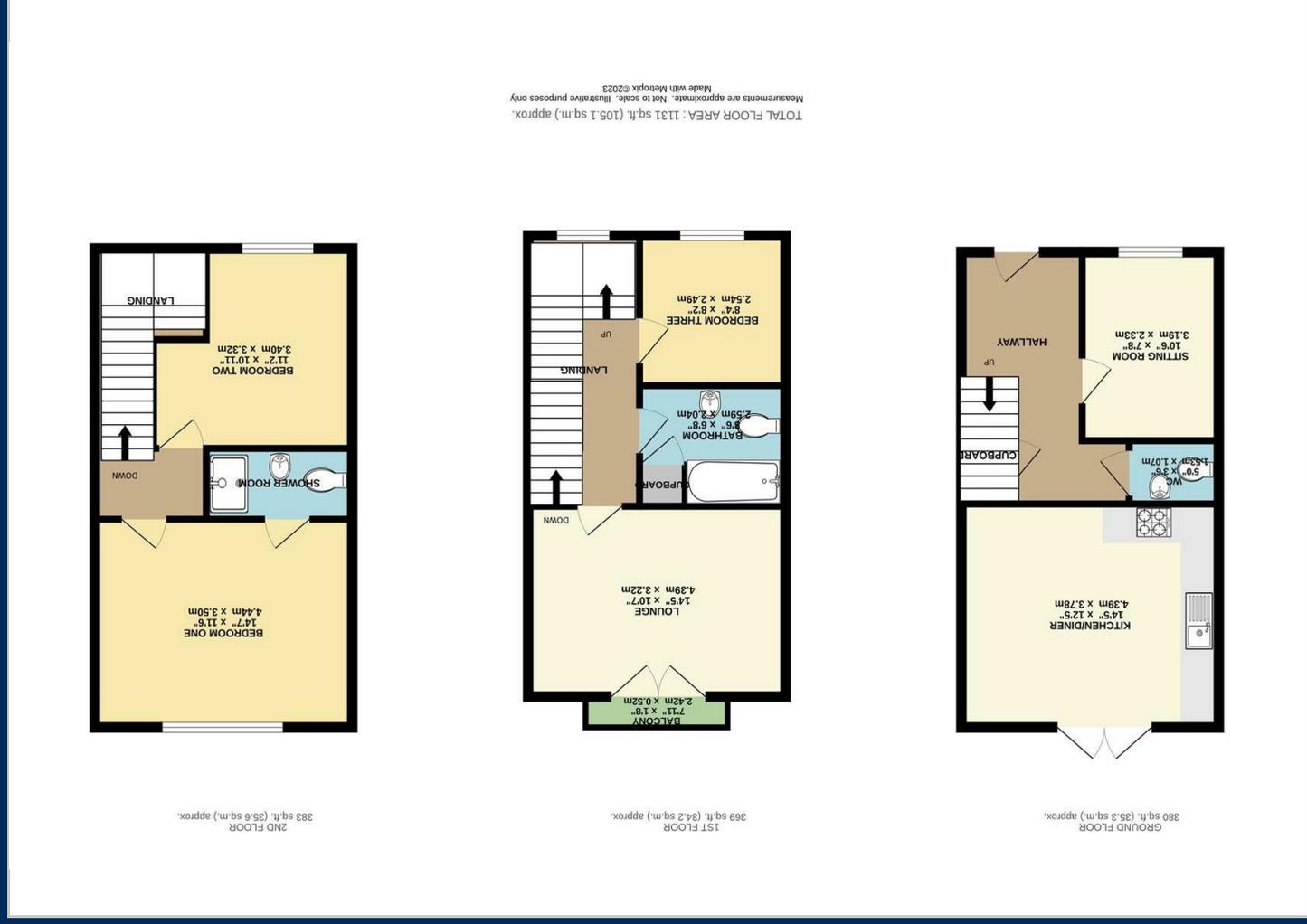
*Jordan fishwick*

*Why take a risk?*  
*Sell Smarter*





## Floor Plans



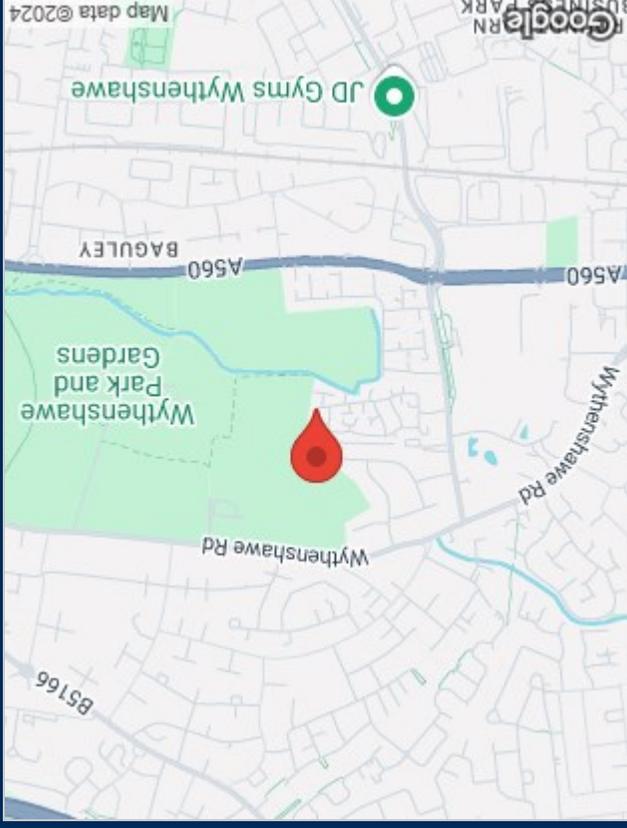
## Viewing

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 whole or in part, a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and 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. Purchasers should satisfy themselves as to the accuracy of the particulars and 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. Purchasers should satisfy themselves as to the accuracy of the particulars and 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.

| Energy Efficiency Rating                    |          |
|---|----------|
| Current                                     | Possible |
| 88  | 88       |
| Very energy efficient - lower running costs |          |
| A (92 plus)                                 |          |
| B (81-91)                                   |          |
| C (69-80)                                   |          |
| D (55-68)                                   |          |
| E (39-54)                                   |          |
| F (21-38)                                   |          |
| G (1-20)                                    |          |
| Not energy efficient - higher running costs |          |
| EU Directive 2002/91/EC                     |          |

## Energy Performance Graph



## Location Map