



198 Lawnhurst Avenue, Manchester, M23 9RQ

£325,000

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# Jordan fishwick

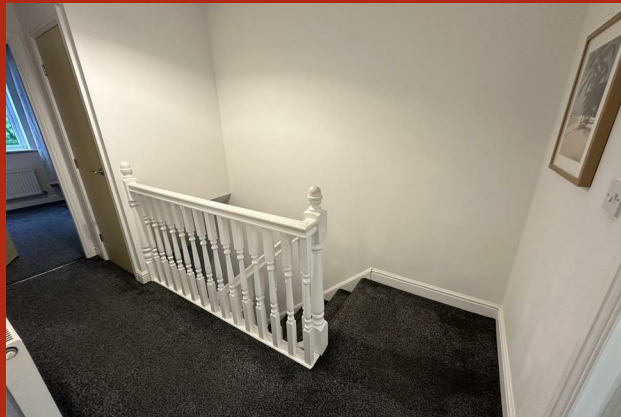
- Three Bedroom End Mews
- Downstairs WC
- Enclosed Rear Garden
- Leasehold - 981 Years Remaining
- Council Tax Band C
- Well Presented Throughout
- Ensuite Shower Room to Bedroom One
- Two Parking Spaces
- Ground Rent £150 PA
- EPC Rating Awaited

Well presented, modern three bedroom end mews property situated on the popular Lawnhurst estate within close proximity to various amenities including: Metrolink, Brookway Retail Park, Wythenshawe Hospital, Manchester Airport and Manchester City Centre. Built in 2006, this well proportioned family home has the benefit of only one homeowner and has been well maintained during this time.

The property briefly comprises: entrance hall, downstairs WC, spacious lounge with open staircase to the first floor, open access to a modern kitchen diner with double doors to the garden. The first floor comprises of three well proportioned bedrooms with ensuite shower room to the main bedroom and complete with family bathroom.

Externally, there are two allocated parking spaces next to the property and gated access to the rear garden. The rear garden benefits from a patio and lawned area with well established, planted borders

Leasehold. Council Tax Band C. EPC Rating Awaited.

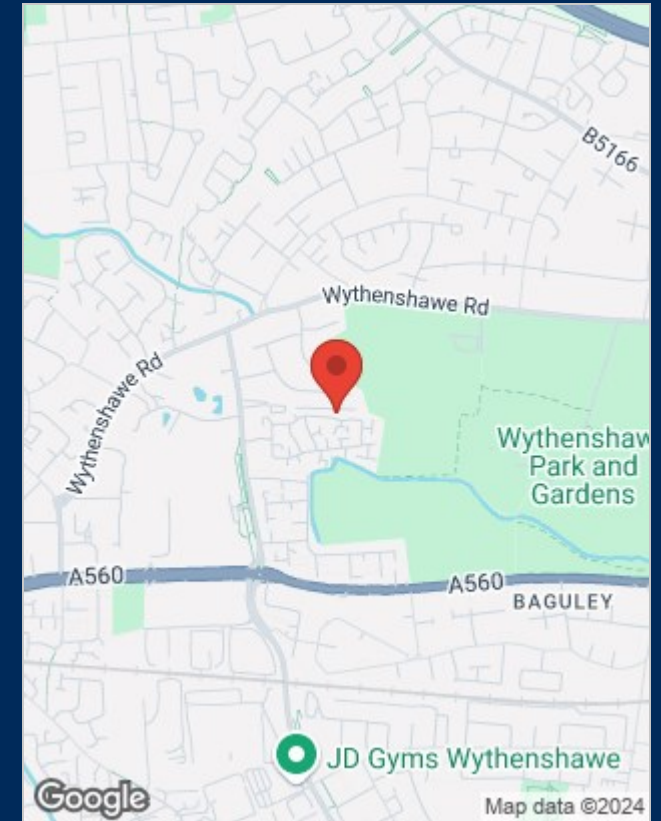




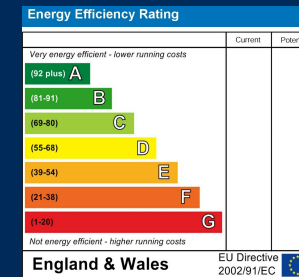
## Floor Plans



## Location Map



## Energy Performance Graph



## 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, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is 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 of this prior to purchasing.