



jordan fishwick

17e Lawngreen Avenue, Chorlton Green, M21 8FH

Guide Price £250,000



**17e Lawngreen Avenue,
Chorlton Green, Manchester,
M21 8FH**

Guide Price £250,000



The Property

*****NO CHAIN***** A delightful TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT located on a quiet residential CUL-DE-SAC just off Brookburn Road in Chorlton Green. This splendid property provides spacious and light accommodation throughout and is positioned only a short stroll from both Beech Road and Chorlton Ees. The property further benefits from a GARAGE providing secure off road parking/storage as well as use of extensive well maintained communal gardens and is offered for sale in MOVE-IN READY condition. The accommodation briefly comprises: communal entrance hallway with stairs to second floor landing, kitchen with solid wooden worktops, spacious living/dining room with views over communal gardens, inner hall, two good sized bedrooms which both benefit from full height fitted wardrobes and bathroom, fitted with a modern three piece suite. There is double glazing and electric heating throughout. Externally, to the front of the property is off road parking, available to residents on a first come, first served basis and access to the garages. To the rear there are superb communal gardens, mainly laid to lawn with mature trees and shrubbery. An internal viewing of this fine property is most highly recommended.

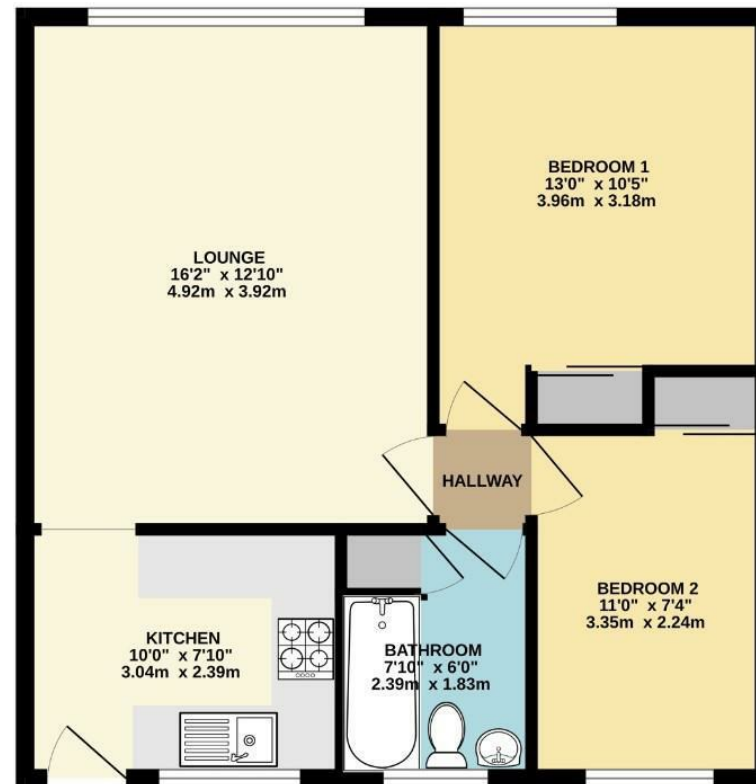
- NO CHAIN
- Well presented second (top) floor apartment
- Quiet residential CUL-DE-SAC in Chorlton Green
- Off road parking and private garage
- Short stroll from Beech Road and Chorlton Ees
- Two good sized bedrooms + 16ft lounge
- Ideal first time buy / investment property
- Highly regarded purpose built development
- Council Tax: B. EPC: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SECOND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington