



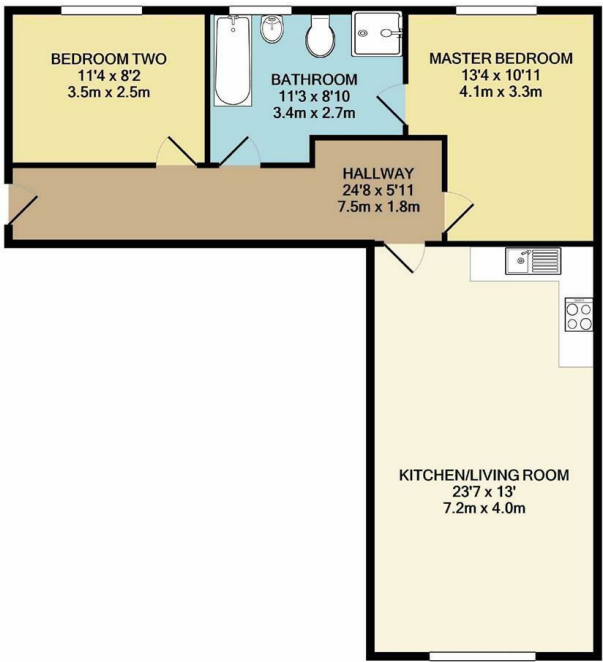
*jordanfishwick*

246 LAWNHURST AVENUE MANCHESTER M23 9SB  
PCM £1,150 PCM



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\*\*\* AVAILABLE AUGUST \*\*\* This contemporary first floor TWO BEDROOM apartment. A stroll away from the METROLINK for commuting into Manchester City Centre or Manchester Airport. The property comprises: communal entrance hallways, private entrance hallway, open plan living kitchen/living, two bedrooms and bathroom. Externally, there is designated parking and communal lawns. Lift Access. Offered on an unfurnished basis. Call now to view - 0161 976 5080



TOTAL APPROX. FLOOR AREA 754 SQ. FT. (70.1 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021

- Two Bedroom Apartment
- Allocated Parking
- Lift Access
- Available August
- First Floor
- Close to Moor Road Tram Stop
- EPC Rating B
- Manchester Council Tax B



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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