jordan fishwick

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# Apt 16 248 Lawnhurst Avenue, Manchester, M23 9SB

£175,000

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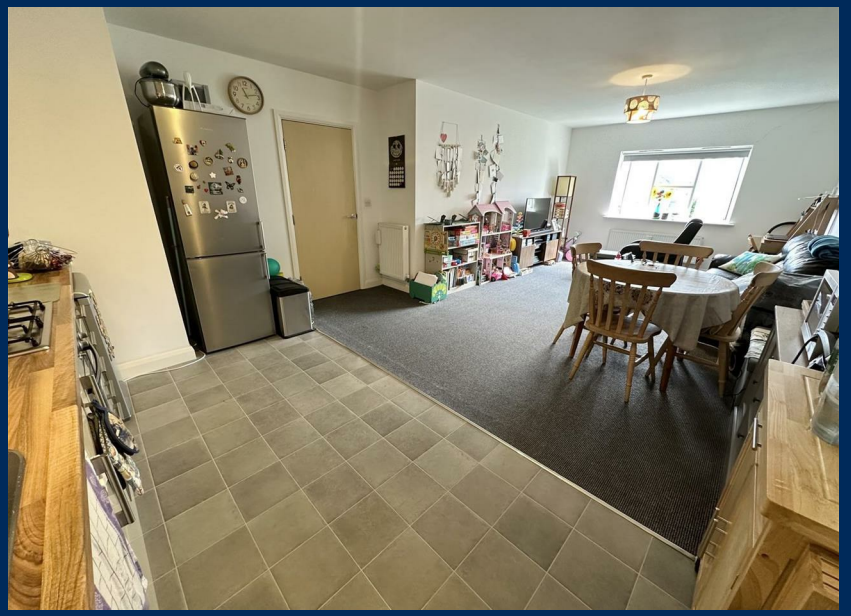

- 3rd Floor Apartment
- Lift Access
- Close to Metrolink
- Council Tax Band B
- EPC Rating C
- Spacious Living Room
- Residents Parking
- NO CHAIN
- Lease Length 130 years remaining

Modern two bedroom third floor apartment with LIFT ACCESS. Great investment opportunity - potential rental income £1,000pcm.
Short walk to Moor Road Metrolink station and easy access to Brookway Retail Park, motorway links, Manchester airport, Wythenshawe hospital and good schools. The property briefly comprises: communal entrance with intercom system, staircase and lift to the third floor, private entrance hall with store cupboard, open plan kitchen/dining/living room, two bedrooms and family bathroom. The property benefits from car park for residents. NO CHAIN.

Manchester Council Tax Band B. EPC Rating B. Leasehold.

| | |
|---|---|
| Tenure | |
| Entrance Hall | 4'7" x 12'1" (1.4 x 3.7) |
| Kitchen | 14'5" x 12'1" (4.4 x 3.7) |
| Living Room | 12'1" x 14'1" (3.7 x 4.3 ) |
| Master Bedroom | 9'6" x 14'5" (2.9 x 4.4) |
| Bedroom Two | 10'5" x 6'6" (3.2 x 2) |
| Bathroom | 8'2" x 9'6" (2.5 x 2.9) |

*Why take a risk?*
*Sell Smarter*

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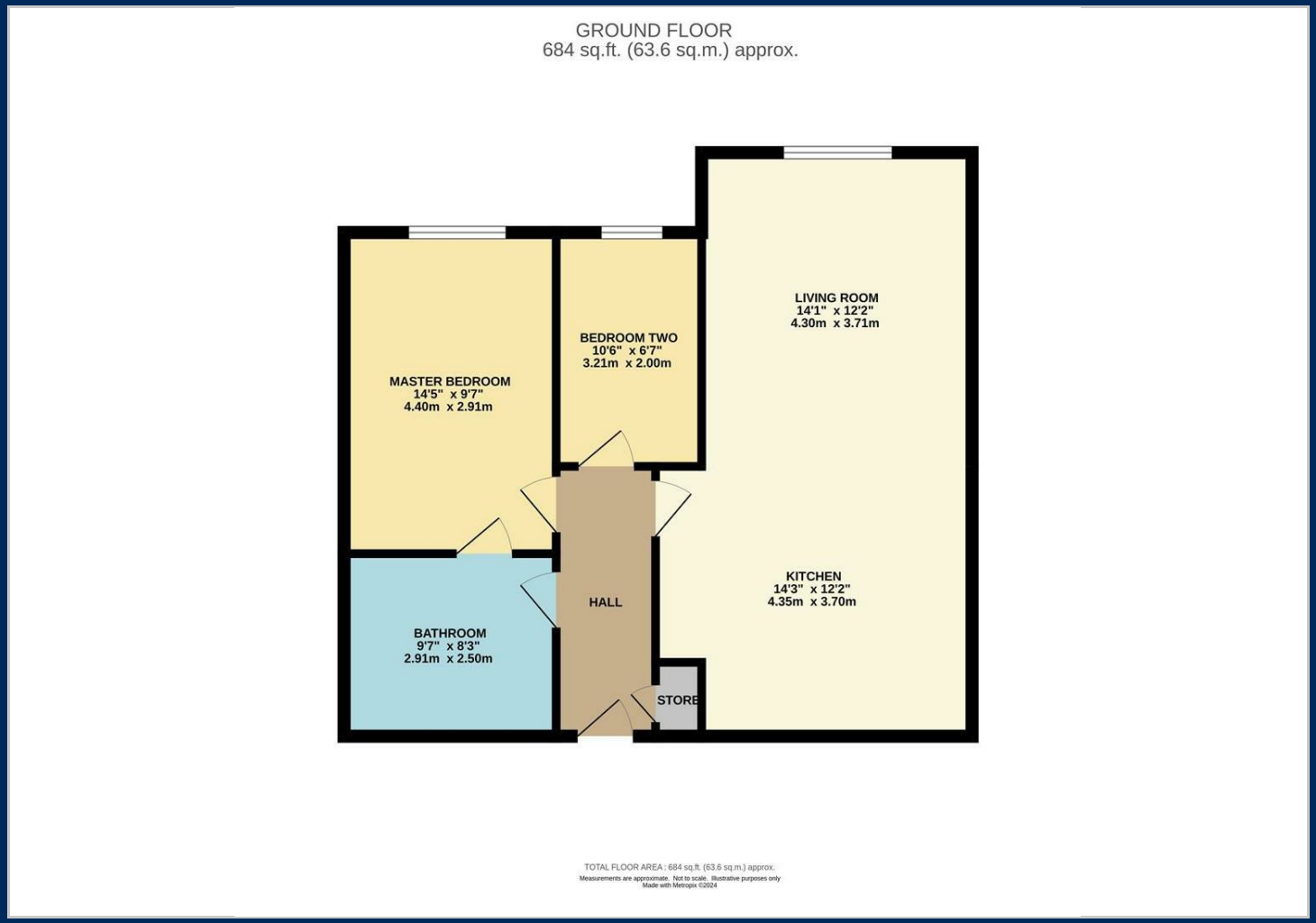
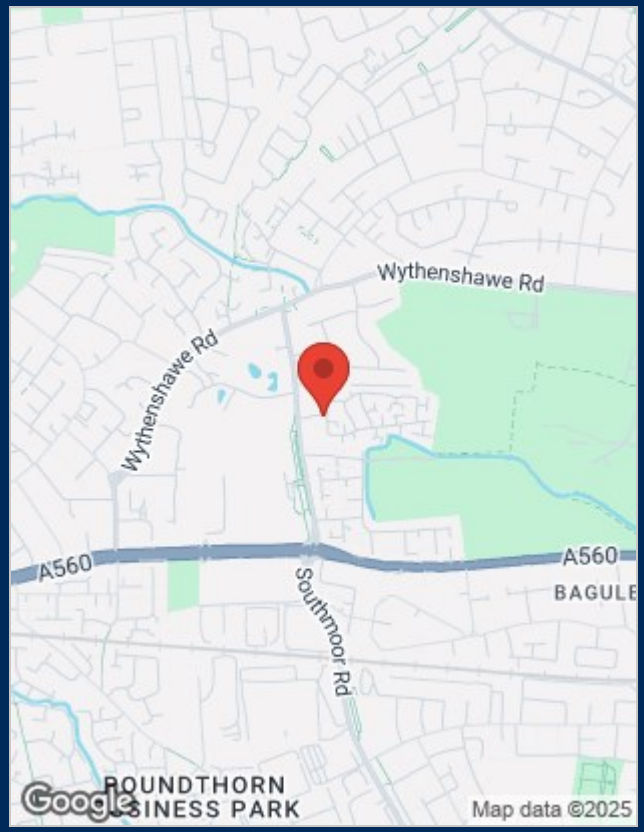
*01619622828*

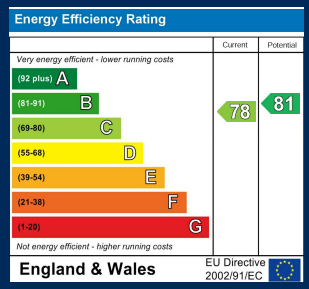
## Floor Plans




## 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.