



- Modern Mews Property
- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- Open Plan Lounge/Kitchen
- Garden
- Secure Parking
- Sold As A 50% Share

42 Lloyd Wright Avenue  
Manchester, M11 3NJ

£145,000

A delighted three bedroom mews property, located on The Way development, situated approximately one mile from Piccadilly train station. Being sold as a 50% share, the ground floor accommodation briefly comprises of an open plan living and kitchen area, with a downstairs cloakroom / WC. To the first floor there are three bedrooms, with the master having an en-suite shower room. Externally there is a garden to the rear and secure parking. Rent, service charge and insurance £400.26 PCM. Ground rent £100 per annum. Lease 105 years.

## Ground Floor

### Entrance Porch

Front entrance door. Recessed spotlight to the ceiling. Open into the living / dining area.

### Cloakroom/WC 6' 3" x 2' 9" (1.90m x 0.84m)

Frosted double glazed window to the front elevation. Fitted with a white two piece suite comprising, wash hand basin and low level WC. Recessed spotlight to the ceiling. Radiator.

### Open Plan Living/Kitchen 25' 3" x 17' 0" (7.69m x 5.18m)

Full height double glazed window to the front elevation and a double glazed window with matching sliding door to the rear elevation leading to the garden. Three radiators. Under stairs storage cupboard. Open into the kitchen. Door into WC.

### Kitchen Area

Fitted with a comprehensive range of modern wall and base units with complementary work surfaces over incorporating a stainless steel one and a half bowl sink and drainer unit with mixer tap. Stainless steel oven and four ring gas hob with stainless steel splash back behind and extractor over. Space for fridge freezer and washing machine. Recessed spotlights to the ceiling. Double glazed window to the rear elevation.



## First Floor

### Landing

Storage cupboard.

**Bedroom One** 10' 10" x 9' 9" (3.30m x 2.97m)

Three double glazed windows to the front elevation. Sloping ceiling. Radiator. Wall light.



**En-suite Shower Room** 9' 7" x 3' 2" (2.92m x 0.96m)

Fitted with a white two piece suite comprising, wash hand basin with mixer tap and low level WC. Shower cubicle. Part tiled walls. Radiator. Recessed spotlight to the ceiling.

**Bedroom Two** 10' 6" x 9' 9" (3.20m x 2.97m)

A double bedroom with double glazed window to the rear elevation. Sloping ceiling. Radiator. Wall light.



**Bedroom Three** 10' 10" x 7' 0" (3.30m x 2.13m)

Tall double glazed windows to the front and side elevations. Built in storage cupboard. High sloping ceiling. Radiator.

**Bathroom** 6' 9" x 6' 4" (2.06m x 1.93m)

Fitted with a white three piece suite comprising, wash hand basin, panelled bath, low level WC. Radiator. Part tiled walls. Recessed spotlights to the ceiling. Frosted double glazed window to the rear elevation.

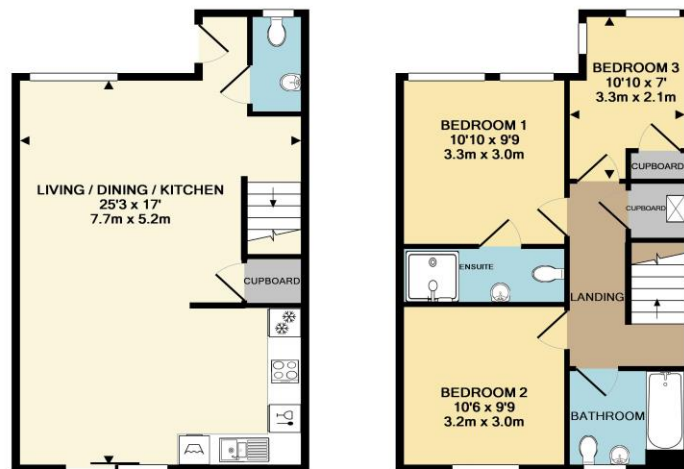


### External

To the rear there is an enclosed garden. The property has designated car parking spaces located to the rear of the garden. The car park is gated and accessed via electronic fobs.





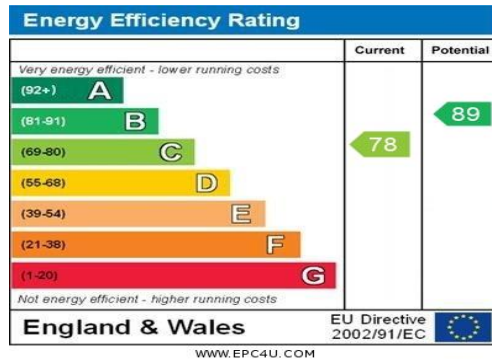


GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

LLOYD WRIGHT AVENUE, MANCHESTER M11 3NJ  
TOTAL APPROX. FLOOR AREA 908 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2011



**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

*Make Your Move*

Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [move@plumlife.co.uk](mailto:move@plumlife.co.uk)

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