



**GASCOIGNE
HALMAN**

21 LAWNHURST AVENUE, WYTHENSHAW,
MANCHESTER

THE AREAS LEADING ESTATE AGENT



21 LAWNHURST AVENUE, WYTHENSHAW, MANCHESTER

£330,000

A beautifully presented TOWNHOUSE situated in a popular residential location, perfect for a wide range of buyers. With THREE bedrooms and a DINING KITCHEN with JULIETTE BALCONY, this property must be viewed to fully appreciate the space. With DRIVEWAY parking and a good sized rear garden. Available with NO ONWARD CHAIN.





Located on a modern popular development, this townhouse would make a lovely home for buyers looking to put their own stamp onto a property. This house is a short stroll to the Metrolink, benefitting from a few short stops into locations such as Sale Water Park, Chorlton village, Manchester City Centre and Manchester Airport. The internal accommodation comprises; in brief to the ground floor: an entrance hall with stairs rising to the first floor, a double bedroom with a sliding door leading to the rear garden, plus a utility room and garage providing ample storage space. A downstairs shower room completes the ground floor accommodation. To the first floor there is a lounge and separate kitchen diner with Juliette balcony. To the second floor are two further bedrooms and a family bathroom. Externally there is driveway parking, plus a good sized rear garden.

LOCATION

Lawnhurst Avenue is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and Altrincham located nearby can also provide for all shopping and recreational needs and one of Europe's largest shopping centres. The Trafford Centre can be found only a few miles away. Timperley village meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

M23 gRW

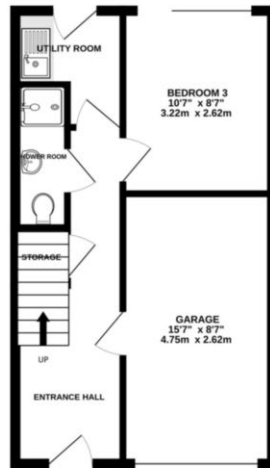
TENURE

Freehold

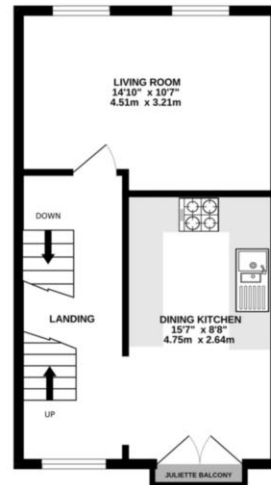
LOCAL AUTHORITY

Manchester Council Tax Band D

GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1161 sq.ft. (107.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignealman.co.uk

Gascoigne Halman, 26 The Downs, Altrincham, WA14 2PU

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