



**GASCOIGNE
HALMAN**

38, LAWNHURST AVENUE, WYTHENSHAW, MANCHESTER

THE AREAS LEADING ESTATE AGENT



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A uniquely re-imagined four-bedroom, three-bathroom townhouse offering bold, contemporary living. Featuring a stunning open-plan layout with a sleek kitchen island, extended family room, and seamless indoor-outdoor flow. The oasis-style garden and stylish studio with kitchenette and shower room complete this one-of-a-kind home.





DESCRIPTION

This striking townhouse has been intelligently reconfigured and thoughtfully extended to create an exceptional family home that truly stands out from the crowd. From the moment you step inside, the quality of the finish and the clever use of space become immediately apparent. Designed with modern living in mind, this home offers the perfect blend of style, functionality, and flexibility. At the heart of the home is a stunning open-plan living/dining space that flows seamlessly into a contemporary kitchen featuring a central island, ideal for both everyday living and entertaining. Beyond, the extended family room enjoys a high degree of natural light, creating a warm and inviting atmosphere with direct access to the rear garden, enhancing the sense of indoor-outdoor living. An attractive resin flooring flows through the ground floor and is warmed via underfloor heating.

Upstairs, the accommodation continues to impress with four generously sized bedrooms and three beautifully appointed bathrooms, offering comfort and convenience for family life or guests. The current vendor has created a 'master suite' on the first floor with double bedroom, two dressing areas and an opulent four piece bathroom.

Externally, the property enjoys a smart driveway to the front and a truly unique rear garden designed as a private oasis, perfect for relaxing or social gatherings. Another useful addition is the garden studio/office, fully equipped with its own kitchenette and shower room, offering fantastic potential for a home office, or creative retreat.

This is a rare opportunity to own a home that combines high-end finishes, innovative design, and exceptional living space in a way that must be seen to be fully appreciated.

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

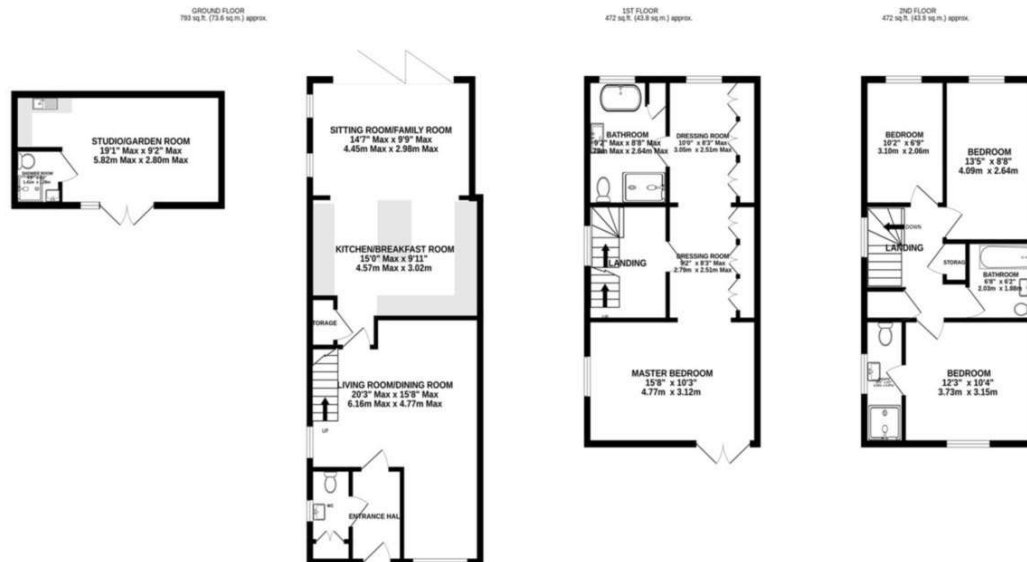
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TENURE

FREEHOLD

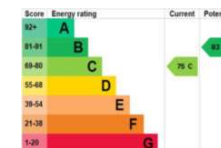
LOCAL AUTHORITY

Manchester Council Tax Band D



TOTAL FLOOR AREA: 1737 sq.ft. (161.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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