



**GASCOIGNE
HALMAN**

156 LAWNHURST AVENUE, MANCHESTER

THE AREAS LEADING ESTATE AGENT



156 LAWNHURST AVENUE, MANCHESTER

This well presented, end terrace townhouse is ideal for a wide range of buyers looking to put their own stamp on a property. With three double bedrooms, three bathrooms and driveway parking for multiple vehicles, this property is situated in the highly sought after development of Lawnhurst Avenue.





In brief, the property comprises; welcoming entrance hall with stairs to the first floor, a dining room/double bedroom, dining kitchen fitted with a range of base and eye level units and integrated appliances plus a utility room leading to the rear garden. There is also a shower room fitted with three piece suite.

To the first floor there is a living room with windows looking out on to the rear of the property and a master bedroom with an en suite shower room. Completing the internal accommodation, approaching the second floor, there are two further double bedrooms and a bathroom.

Externally, there is a rear garden mainly laid to lawn with fenced borders and a gate leading to the detached garage, offering further storage space. There is a large driveway to the front and side of the property providing off road parking for multiple vehicles.

The property is situated in a highly sought after location, within convenient reach of local amenities such as the Metrolink, Wythenshawe Hospital and supermarkets. Viewings come highly recommended.

LOCATION

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three 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 nearby Altrincham 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.

DIRECTIONS

M23 9RQ

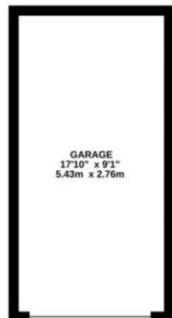
TENURE

Leasehold.
Original lease length of 999 years from Jan 2005 (979 years remain)
Ground rent payable of £150 per annum.

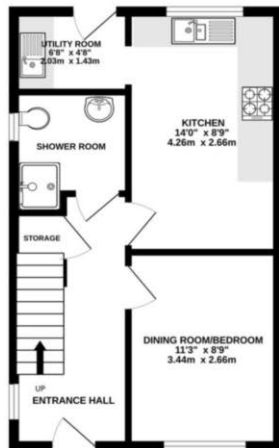
LOCAL AUTHORITY

Manchester City Council Tax Band D

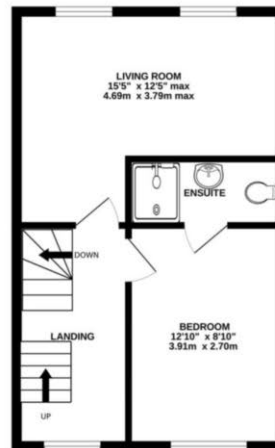
GARAGE
183 sq.ft. (15.0 sq.m.) approx.



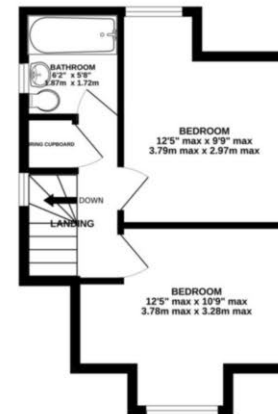
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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