



**GASCOIGNE
HALMAN**

226, LAWNHURST AVENUE, MANCHESTER

THE AREAS LEADING ESTATE AGENT



226, LAWNHURST AVENUE, MANCHESTER

A well-proportioned townhouse-style home, situated in a popular residential location, perfect for a wide range of buyers. With THREE bedrooms and a modern DINING KITCHEN, this property must be viewed to fully appreciate the space. With DRIVEWAY parking, integrated garage and an enclosed rear garden. Available with NO ONWARD CHAIN.





DESCRIPTION

Modern three bedroom town house style home positioned within the popular Lawnhurst development, ideally located for the nearby Metrolink, Wythenshawe Hospital and M56/M60 motorway links.

In brief the property comprises; entrance hallway, cloakroom/cupboard providing storage space, shower room, bedroom three and access to integral garage. The first floor provides a well-proportioned living room, modern fitted kitchen with integrated oven, hob, extractor and space for dining table and chairs. The second floor provides two further double bedrooms both with en-suite facilities. Externally to the front there is a driveway providing off road parking and access to the garage. The rear garden is enclosed by timber fenced boundaries. CALL NOW TO VIEW!

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

SAT NAV - M23 9RQ

TENURE

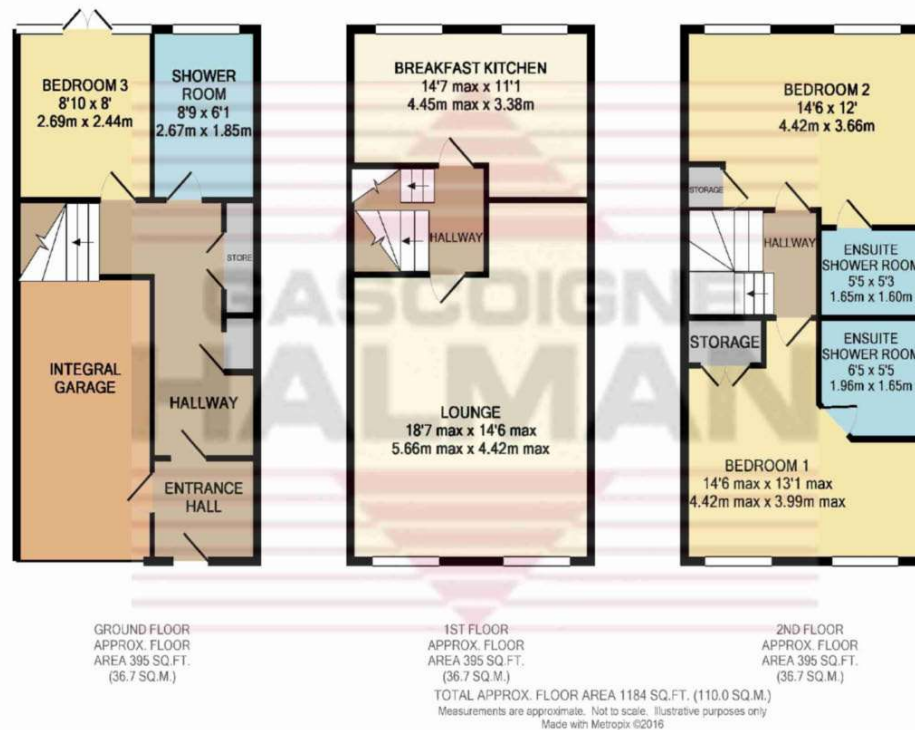
Leasehold - Approximately 979 years remain.
Ground Rent - £150

LOCAL AUTHORITY

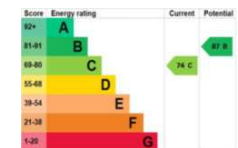
Manchester - Tax Band D

AGENTS NOTE

Please note that the images used and floorplan were generated pre-tenancy and therefore must be understood to be approximate measurements and act as a guide.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham WA14 2PU

**GASCOIGNE
HALMAN**