

## 4-244 Lawnhurst Ave, Baguley , Manchester, M23 9SB



THIS LARGER THAN AVERAGE MODERN 2 BED APARTMENT we have for sale in a sought after location close to motorway links/metrolinks/wythenshawe hospital and local shops/retail parks nearby. This beautiful apartment is on the ground floor and is very spacious, the property comprises of :- Open plan living/dining/kitchen room, with a modern area for living and dining and integrated appliances throughout. The property is GCH and has UPVC double glazed windows throughout, decorated to a high standard and lovingly renovated. Two double bedrooms with the master bedroom having access to the jack and jill large bathroom with bath and separate shower cubicle. Private parking outside. Council Tax Band B. Management fees £139.00 pcm and a ground rent of £200.00 a year.

**Asking Price £190,000**

## ENTRANCE HALLWAY

15'5" (4m 69cm) x 6'1" (1m 85cm)

A welcoming entrance hallway which has been modernised with a laminate flooring and is tastefully decorated. The hall comprises of wall mounted radiator/intercom/electric fuse box and heating controls. A centre light fitting and access to all rooms.



## LOUNGE/DINING AREA AND KITCHEN

23'7" (7m 18cm) x 12'9" (3m 88cm)

A larger than average style living area with living area with upvc double glazed windows and carpeted flooring, feature wall holding the TV, two centre light fittings, TV aerial/wifi connections and wall mounted radiator. The open plan room goes into a fully modernised kitchen area with breakfast bar, modern industrial light fitting, a range of cream wall and base units, integrated fridge, freezer, dishwasher, gas hob and electric oven, with extractor fan. A sink and drainer, the property has a Main Combi boiler and laminate flooring.



## MASTER BEDROOM

13'4" (4m 6cm) x 10'4" (10cm)

A large double bedroom which is light and airy with carpeted flooring, wall mounted radiator, centre light fitting and upvc double glazed window. TV aerial point and power points in the room.



## BEDROOM 2

8'2" (2m 48cm) X 9'6" (2m 89cm)

A good sized double with carpeted flooring, wall mounted radiator, upvc double glazed window and centre light fitting. Power points.



## BATHROOM

11'2" (3m 40cm) X 9'2" (2m 79cm)

A larger than average jack and jill style bathroom which can be accessed from the master bedroom or hallway, this comprises of a separate shower, bath with part tiled wall splashback, wc and hand basin. Shelving to the walls, heated towel rail, and spotlights to the ceiling. Vinyl flooring,



## COMMUNAL GARDENS AND PARKING.

To the front of the property is communal maintained gardens, to the rear of the property is privately secure parking.

## DISCLAIMER 1

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

## DISCLAIMER 2

We are not qualified to confirm that power points, showers, central heating

systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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