



Lawnhurst Avenue, Baguley
£180,000



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SALES & LETTINGS

Lawnhurst Avenue

Baguley

Offered to the market with no onwards chain, this impressive ground floor apartment is situated within a modern, highly sought-after development, providing an exceptional opportunity for first-time buyers, professionals, or buy to let investors. The property boasts a thoughtfully designed open-plan living, dining, and kitchen area, creating a spacious and sociable environment that is perfect for both relaxing and entertaining. Patio doors flood the living space with natural light and enhance the contemporary feel throughout. The well-appointed kitchen features modern units, integrated appliances, and ample worktop space, ensuring both practicality and style. Two generously sized double bedrooms offer flexible accommodation, ideal for sharers, guests, or those requiring a home office. The modern bathroom is finished to a high standard, incorporating a sleek suite with quality fittings and tasteful tiling. Residents benefit from a secure entrance system and well-maintained communal areas, reflecting the care and attention invested in this popular development. The location is a particular highlight, with the Metrolink station just a short walk away (providing swift and easy access to the city centre and surrounding areas), as well as a range of local amenities, shops, and cafes within close proximity.





Lawnhurst Avenue Baguley

This apartment represents a rare opportunity to acquire a stylish, low-maintenance home in a prime setting, with the added advantage of immediate vacant possession. Early viewing is highly recommended to fully appreciate the quality, space, and convenience on offer.

Council Tax band: B

Tenure: Leasehold

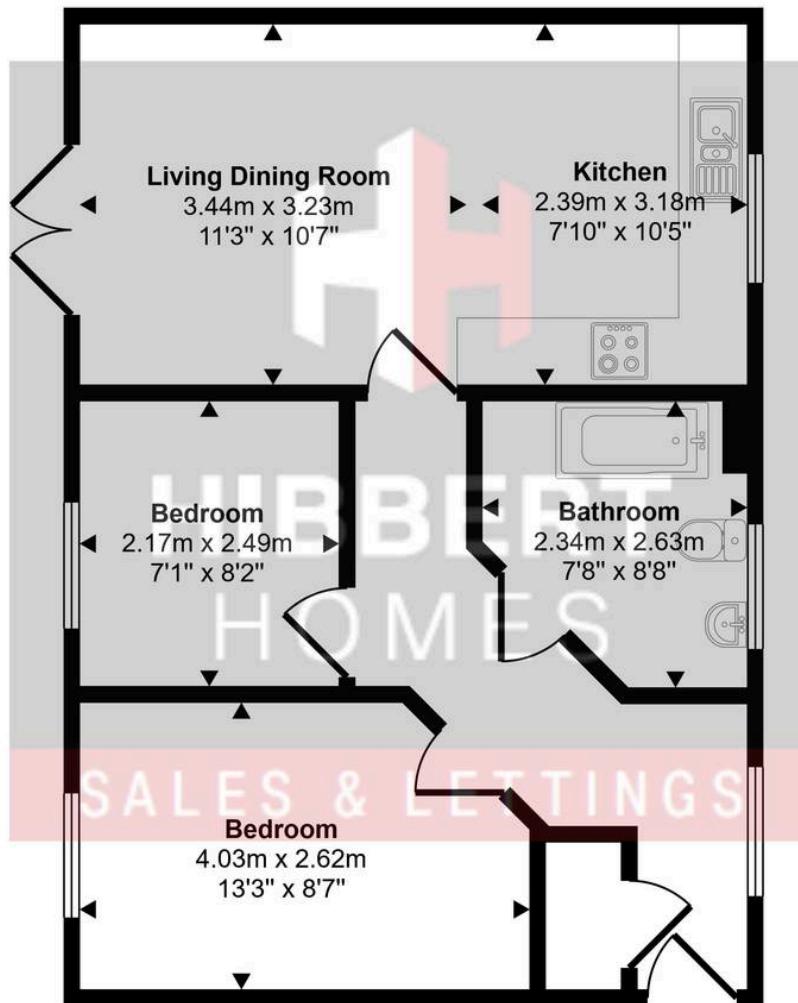
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARDS CHAIN
- Modern, sought-after development
- Ground floor apartment with patio doors
- Two double bedrooms
- Modern bathroom
- Open-plan living dining kitchen
- Short walk to Metrolink station
- Perfect for first-time buyers or buy to let investors



Approx Gross Internal Area
52 sq m / 557 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

