



## 24 LYNTHORPE AVENUE CADISHEAD, M44 5JQ

£950 PER MONTH

Jacob Knight proudly presents this charming three-bedroom end-terrace house nestled in the serene Lynthorpe Avenue, Cadishead. Steeped in history with its 1930 origins, this delightful property seamlessly combines classic allure with modern comforts.

Upon entering, you are greeted by two inviting reception rooms, each offering a distinct ambiance. The front lounge exudes spaciousness, perfect for hosting guests or simply unwinding after a long day. Meanwhile, the rear lounge provides a cosy sanctuary, ideal for quiet evenings with loved ones.

The heart of this home lies in its well-appointed kitchen, strategically placed at the rear to overlook the enchanting back garden. A haven for culinary enthusiasts, this space beckons creativity and promises delightful meals shared with family and friends.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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