



# 17 Lloyd Wright Avenue, Beswick, Manchester, M11 3NJ

This Three Bedroom Semi-Detached Home is located on the ever-popular Lovell Estate in Beswick, this well-presented three bedroom semi-detached property offers excellent family accommodation. The ground floor features a guest W.C. and a spacious open-plan living/dining/kitchen area with direct access to the rear garden. Upstairs, there are two generous double bedrooms including a master with en-suite shower, a well-proportioned third bedroom, and a modern family bathroom. The property benefits from double glazing, gas central heating, and a driveway providing off-road parking. An ideal family home or investment opportunity. Viewing recommended. No Chain

## Price £310,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance

Open through to the living room

#### W.C

Double glazed window, tiled floor, W.C and wash hand basin. Radiator

#### Living/Dining/Kitchen

17'0" x 10'5"

This open plan room has floor to ceiling windows, LVT flooring and access to the rear garden. Staircase to the first floor. The kitchen has wall and base units with stainless steel sink unit, under counter gas central heating boiler and kitchen island. Comfortable living and dining area.

#### First Floor

Cupboard housing hot water system. Access to all rooms.

#### Master Bedroom

10'4" x 11'4"

Vaulted ceiling, double glazed windows and radiator

#### En-Suite

10'3" x 3'2"

Walk in shower, wash hand basin and w.c Radiator

#### Bedroom Two

10'4" x 10'4"

Double glazed window and vaulted ceiling. Radiator

## Bedroom Three

6'5" x 9'4"

Two double glazed windows, cupboard for storage and radiator.  
Sliding door to Bedroom One

## Bathroom

6'7" x 6'5"

Double glazed window, three piece suite with shower attachment,  
w.c and wash hand basin. Chrome radiator

## Externally

Driveway to the side for off road parking, paved frontage.  
Enclosed and fenced rear garden

## Additional Information

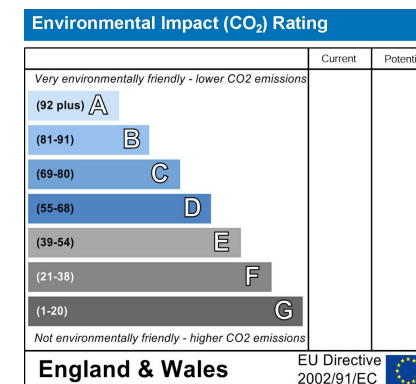
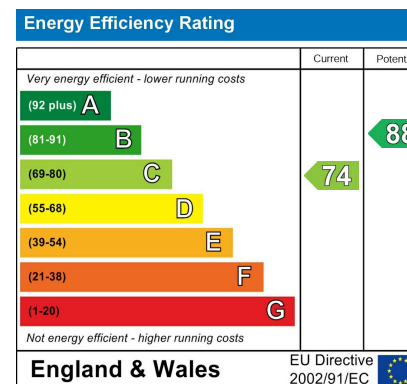
Service charges £436.52p PA

Lease 250 from 2005

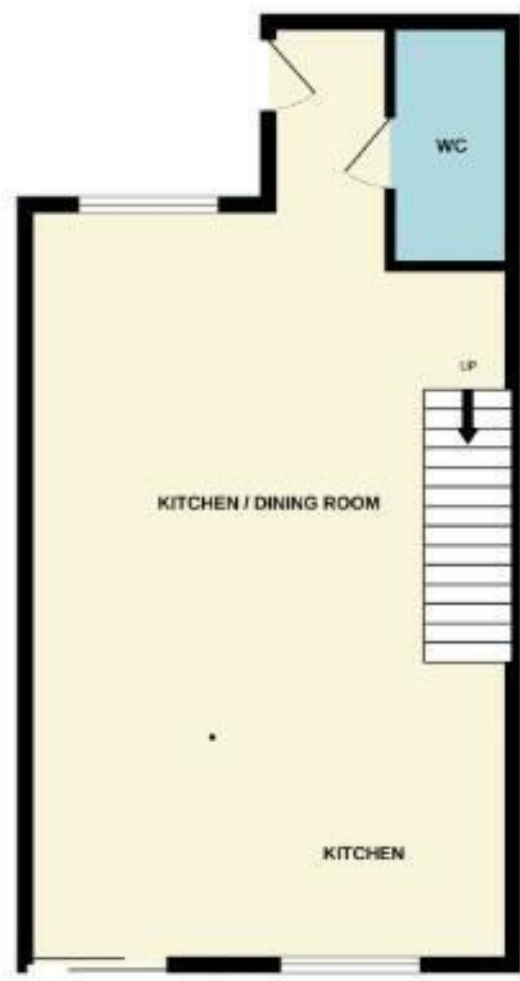
Ground Rent £100 PA

## Agents Notes

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