

HUNTERS®

HERE TO GET *you* THERE



Lawton Moor Road

Manchester, M23 OPG

Offers In The Region Of £260,000



Council Tax: A



152 Lawton Moor Road

Manchester, M23 0PG

Offers In The Region Of £260,000



- FREEHOLD
- LARGE DRIVEWAY SUITABLE FOR MULTIPLE CARS
- SECOND DOWNSTAIRS W/C
- NEWLY REFURBISHED KITCHEN EXECUTED TO THE HIGHEST STANDARD
- LOG BURNER
- PLANTED PEAR, RED CURRANT & CHERRY TREES
- COUNCIL TAX BAND A
- 0.7 MILE TO WYTHENSHAW PARK
- 1.9 MILE TO WYTHENSHAW HOSPITAL
- CLOSE ACCESS TO M56/M60 MOTORWAY

GOOD LOCAL SCHOOLS NEARBY
(Rackhouse Primary School and St Aidans
RC Primary School)

Nestled on the charming Lawton Moor Road in Manchester, this delightful house offers a perfect blend of modern living and natural beauty. With three bedrooms, this property is ideal for families and first-time buyers. The heart of the home is undoubtedly the newly renovated kitchen, designed to the highest specifications, making it a joy for any culinary enthusiast.

The inviting reception room features a log burner, creating a warm and cosy atmosphere, perfect for those chilly winter evenings spent with loved ones. Additionally, the property boasts a second downstairs bathroom, providing added convenience for busy households.

Outside, the large front garden is a true highlight, adorned with pear, red currant, and cherry trees, offering a picturesque setting for relaxation or outdoor activities. The expansive driveway accommodates up to three vehicles, ensuring ample parking for residents and guests alike.

This property is not just a house; it is a home that promises comfort, style, and a touch of nature, all within a desirable Manchester location. Whether you are looking to settle down or invest, this residence is a wonderful opportunity not to be missed.

Tel: 0161 945 9000

GROUND FLOOR

Living Room

14'9 x 11'5 (4.50m x 3.48m)

Kitchen

11'6 x 8'10 (3.51m x 2.69m)

W.C

4'10 x 2'7 (1.47m x 0.79m)

FIRST FLOOR

Bedroom

11'5 x 10'3 (3.48m x 3.12m)

Bedroom

9'3 x 8'9 (2.82m x 2.67m)

Bedroom

8'6 x 7'7 (2.59m x 2.31m)

Bathroom

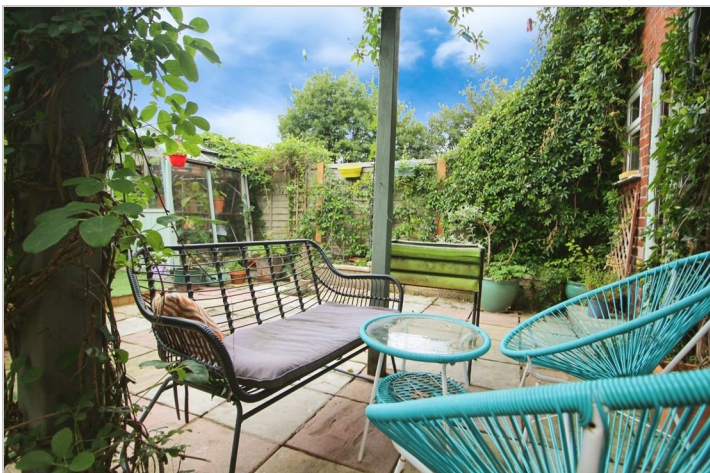
7'8 x 5'1 (2.34m x 1.55m)

EXTERIOR

To the front is an extremely well cultivated garden with fruit trees/bushes and other flora. To the front and side is a tarmac driveway with a carport that comfortable houses a variety of vehicles. to the rear is a well maintained and low maintenance private garden.

ADDITIONAL INFORMATION

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller.



Road Map



Hybrid Map



Terrain Map



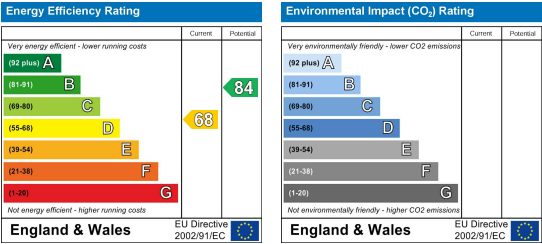
Floor Plan



Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.