



**Apt 16 248 Lawnhurst Avenue, Manchester, M23 9SB**

£175,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)





# Jordan fishwick

- 3rd Floor Apartment
- Lift Access
- Close to Metrolink
- Council Tax Band B
- EPC Rating C
- Spacious Living Room
- Residents Parking
- NO CHAIN
- Lease Length 130 years remaining

Modern two bedroom third floor apartment with LIFT ACCESS. Great investment opportunity - potential rental income £1,000pcm.

Short walk to Moor Road Metrolink station and easy access to Brookway Retail Park, motorway links, Manchester airport, Wythenshawe hospital and good schools. The property briefly comprises: communal entrance with intercom system, staircase and lift to the third floor, private entrance hall with store cupboard, open plan kitchen/dining/living room, two bedrooms and family bathroom. The property benefits from car park for residents. NO CHAIN.

Manchester Council Tax Band B. EPC Rating B. Leasehold.

£175,000



Tenure

Entrance Hall 4'7" x 12'1" (1.4 x 3.7)

Kitchen 14'5" x 12'1" (4.4 x 3.7)

Living Room 12'1" x 14'1" (3.7 x 4.3 )

Master Bedroom 9'6" x 14'5" (2.9 x 4.4)

Bedroom Two 10'5" x 6'6" (3.2 x 2)

Bathroom 8'2" x 9'6" (2.5 x 2.9)



*Why take a risk?  
Sell Smarter*

**Jordan fishwick**

01619622828





GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Dimensions subject to change.  
Made with [Floorplan 3D24](#)

Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, an offer of any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, in whole or in part, an offer of any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
78	81
Very energy efficient - lower running costs (92-100) <b>A</b>	
Energy efficient (81-91) <b>B</b>	
Decent energy efficiency (69-80) <b>C</b>	
Average energy efficiency (55-68) <b>D</b>	
Below average energy efficiency (45-54) <b>E</b>	
Poor energy efficiency (35-44) <b>F</b>	
Very poor energy efficiency (2-20) <b>G</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	

EU Directive 2002/91/EC  
England & Wales

Energy Performance Graph

