



**16E (Elder) Lawnhurst Avenue, Manchester, M23 9RY**

**£175,000**

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









# jordan fishwick

- CHAIN FREE
- Two Double Bedrooms
- Allocated Parking Space
- Great Rental Potential - Approx. £1100-£1200 PCM
- COUNCIL TAX BAND B
- Ground Floor Apartment
- French Doors off the Living Room and Bedroom
- Moor Road Metrolink Seconds Away
- EPC - C
- Ground Rent £200 PA - Service Charge £157 PCM

## **\*CHAIN FREE\***

Spacious two bedroom ground floor apartment, situated within the ever popular Lawnhurst Avenue development. The property benefits from Moor Road Metrolink moments away and within easy access of motorway links.

The accommodation comprises briefly; entrance hall with large store cupboard, a generous size lounge with French doors leading out onto the communal gardens, kitchen with appliances. Two good size bedrooms, the main bedroom benefiting from French doors also to the gardens, modern fitted three-piece bathroom suite with electric mains shower.

Externally, the property benefits from an allocated parking space as well as use of communal gardens.

EPC Rating C. Council Tax Band B. Potential rent: £1,100 - £1,200

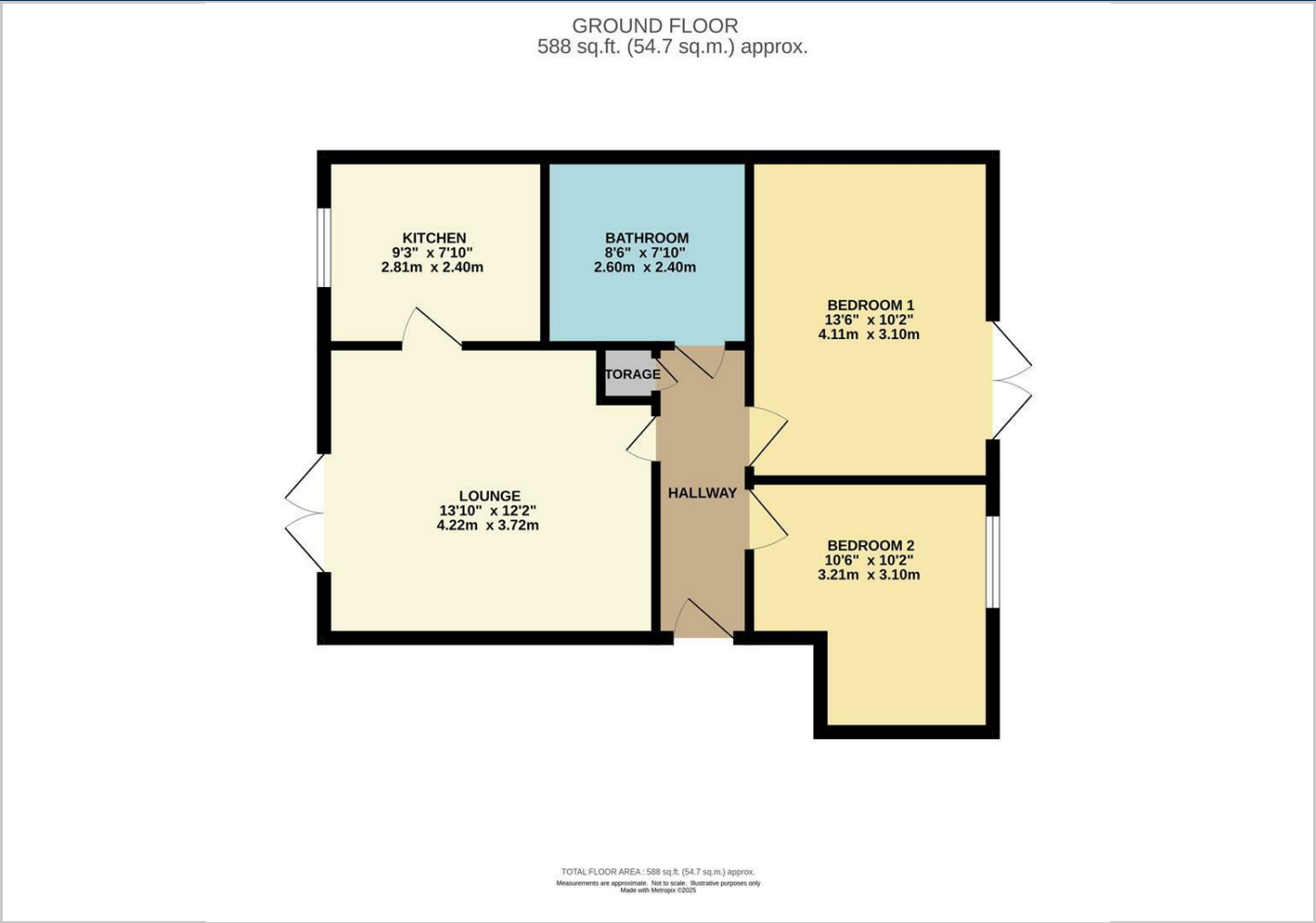








Floor Plans

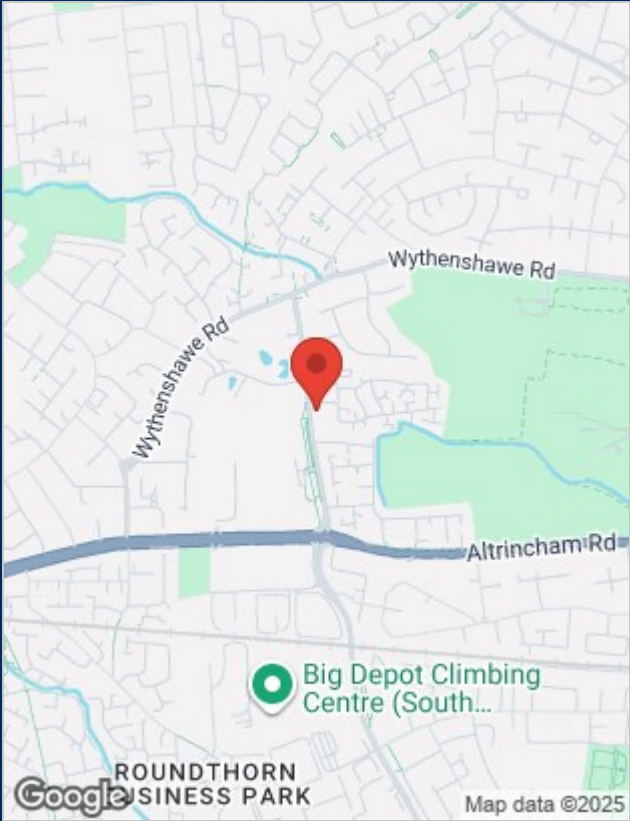


Viewing

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, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

