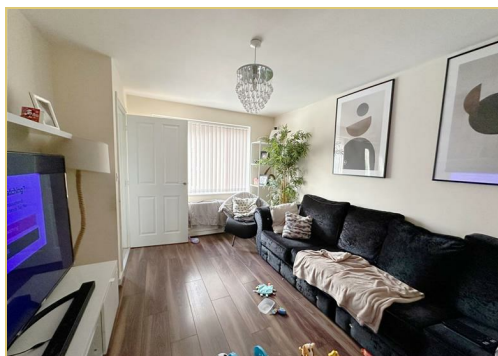
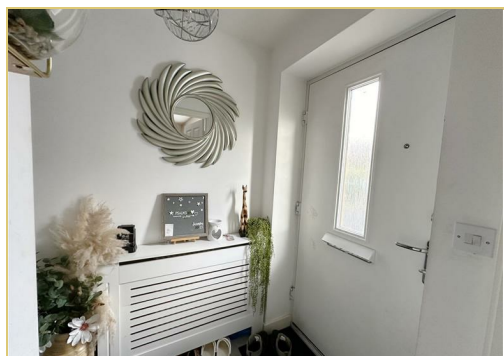




30 Lawnswood Road, Manchester, Greater Manchester M12 5UB
£215,000

*****INVESTORS ONLY * NEUTRAL DÉCOR * SOLAR PANELS ***** Sanderson James is delighted to introduce this charming two-bedroom mid-terraced home for sale. Situated just a few miles from Manchester City Centre and in proximity to excellent transport links, this residence is surrounded by numerous schools, making it highly sought after by families with children. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious front lounge. The lounge seamlessly connects to a stylish contemporary fitted kitchen-diner with French doors opening to views of the garden. A downstairs toilet adds to the convenience of family living. On the first floor, you'll find two generously sized double bedrooms and a family bathroom with an over-bath shower. This home boasts a neutral décor throughout, and as an added bonus, it is equipped with solar panels, making it highly sought-after among tenants. If you are interested in learning more or viewing this property, please contact Sanderson James.



Front Lounge

Dinning Kitchen

Downstair Toilet

Back Garden

Bedroom One

Bedroom Two

Bathroom

Sales Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating* and so cannot verify they are in working order or fit for their purpose.

Sales Money Laundering

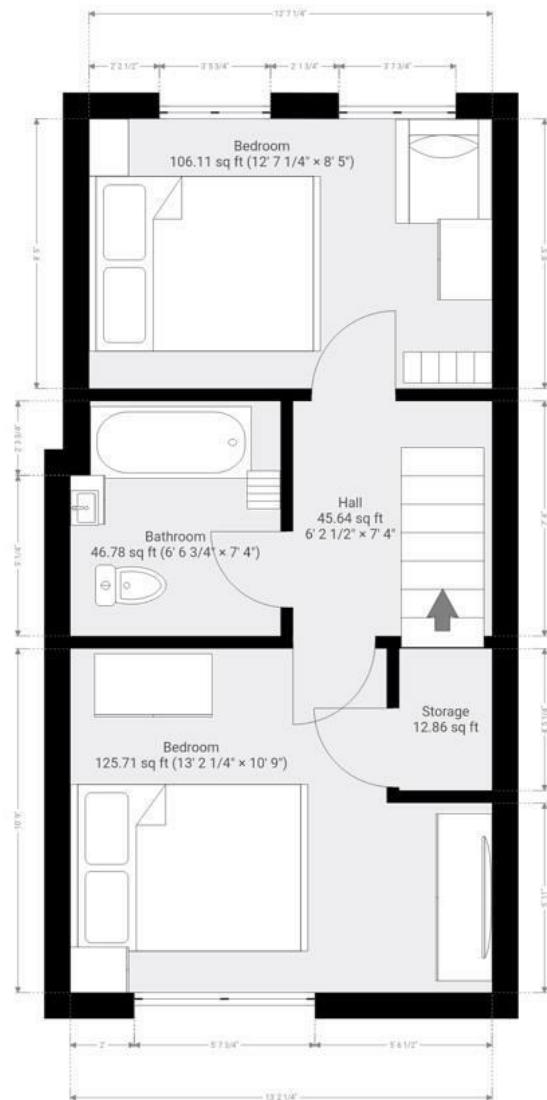
If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

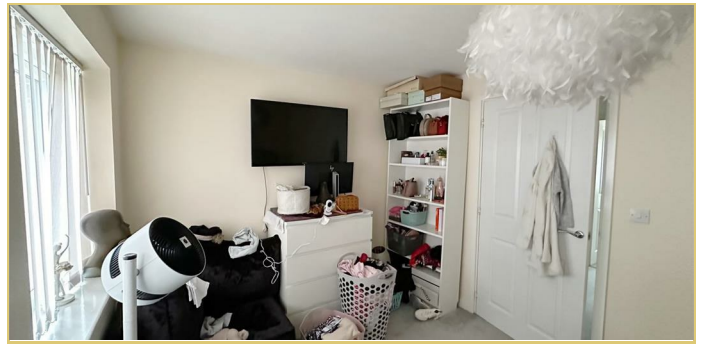
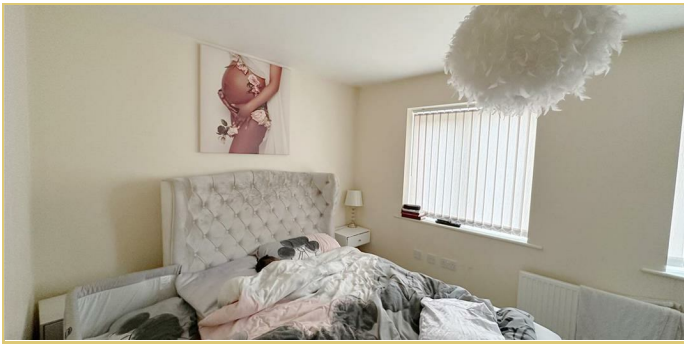
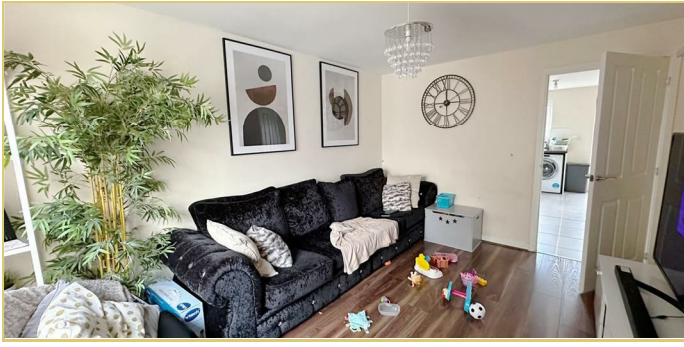
Sales Opening Hours

We are open 6 days a week. Monday - Thursday 9.30am - 6.00pm, Friday 9.30am - 5.00pm, Saturday 9.30am - 3.00pm.

Sales thinking of selling

If you are thinking of selling, renting or buying a home, we would be delighted to arrange an appointment at your convenience to visit you in your home to offer advice and a practical, professional marketing service without obligation.





Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

