



## Flat 15, 1, Crown House Lauriston Close, Manchester, M22 4TZ

**Offers In Excess Of £150,000**

- Chain Free
- Two bedrooms, Bathroom and En-suite
- Open Plan Living/Dining Kitchen
- Gated Allocated Parking & Communal Grounds
- Close to M60 and M56 Motorways
- First Floor Position with Telephone Entry System



# Flat 15, 1, Crown House Lauriston Close, Manchester M22 4TZ

Two Bedroom, Ensuite and Main Bathroom. Open Plan Living/Kitchen/Diner. Well Presented Throughout. Gated Allocated Parking and Communal Grounds. First Floor Location accessed via Stairs or Lift. Convenient Location with Easy Access to M60 and M56. No Vendor Chain.



Council Tax Band: B



Joules bring to the market this two bedroom two bathroom first floor purpose built apartment offering no vendor chain.

Briefly comprising: Communal entrance, stairs and lift to all floors, private entrance door, spacious hallway, lounge open to kitchen with a range of units and integrated appliances, main bedroom with built in wardrobe and en-suite, second bedroom and main bathroom. Off the hallway is a storage/utility room housing the cylinder and offering plumbing for an automatic washing machine.

Outside there are pleasant professionally tended communal grounds and gated allocated parking.

Conveniently located close to Manchester Airport and the motorway network.

Must be viewed to fully appreciate everything this apartment has to offer!

#### The Accommodation Comprises

##### Communal Entrance

Security entry phone system. Stairs and lift to all floors

##### Private Entrance Hall

Laminated flooring, doors to lounge, both bedrooms main bathroom and utility. wall mounted electric heater

##### Utility/Store

4'7" x 4'2"

Accessed from hallway. Laminated flooring. Cylinder. Plumbed and access for an automatic washing machine

##### Open Plan Kitchen/Living Room

20'9" x 12'0"

Maximum measurements.

Open plan room.

Living area with laminated flooring, electric wall heating, large double glazed window.

Fireplace housing electric coal effect fire. Open to kitchen area

Kitchen with a range of modern units comprising: Bowl and a half single drainer sink unit with mixer tap, cupboard below, further base, drawer and eye level units. four ring electric hob with stainless steel extractor over and electric oven below.

Integrated fridge/freezer and dishwasher. Work surfaces with tiled splashbacks. Tiled floor

##### Main bedroom

11'3" x 11'1"

Maximum measurements.

Built in triple wardrobe, large double glazed window, electric wall heater, door to ensuite

##### En-Suite

Modern white suite comprising: Tiled shower cubicle with shower. Vanity unit with WC and wash hand basin, cupboards below. Mirror fronted bathroom cabinet, shaver point. Tiled floor. Heated towel radiator.

##### Bedroom Two

12'0" x 9'9"

Maximum measurements.

Large double glazed window, electric wall heater

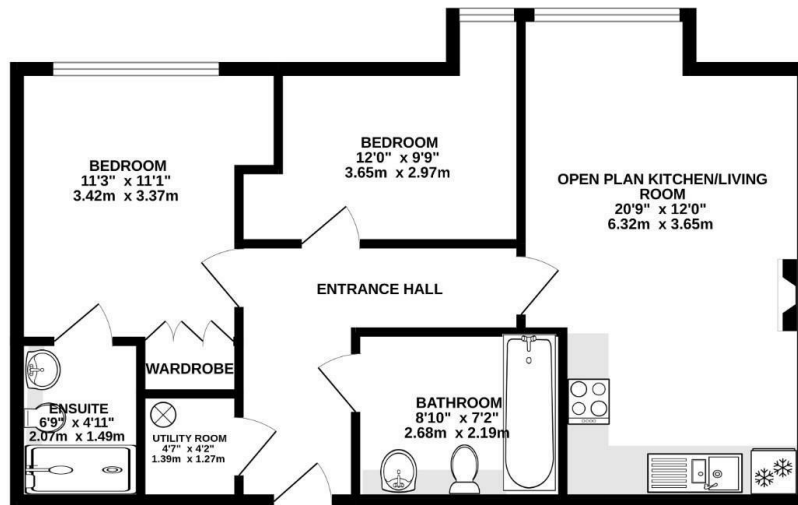
##### Main Bathroom

Modern white three piece suite comprising: Panelled bath with shower from tap. Vanity wash hand basin and WC. Mirror fronted bathroom cabinet, shaver point. Tiled floor and tiled splashbacks. chrome heated towel radiator

##### Externally

Gated secure car park with allocated and visitor parking, well kept communal gardens

# GROUND FLOOR 633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>74</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC