



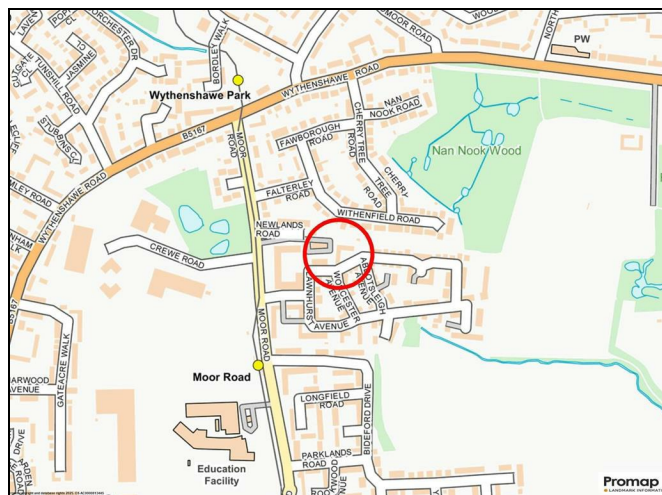
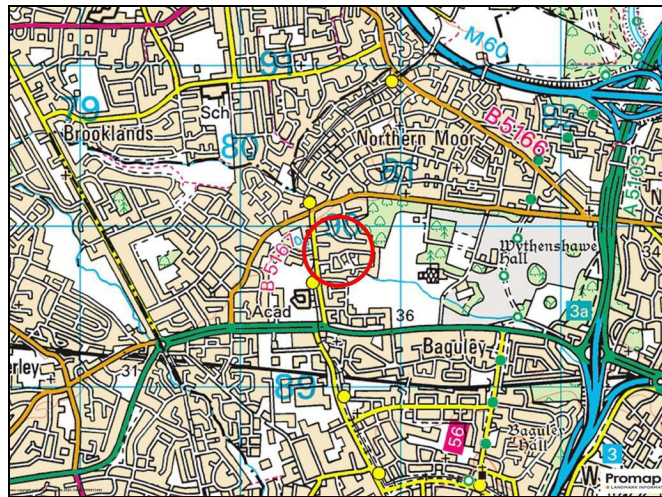
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

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 (CO ₂) 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		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

210 Lawnhurst Avenue Manchester, M23 9RQ



A SUPERBLY PRESENTED, UPGRADED AND IMPROVED, THREE BEDROOMED TOWNHOUSE LOCATED WITHIN THIS POPULAR DEVELOPMENT. CONTEMPORARY KITCHEN AND BATHROOM. AMPLE PARKING AND ENCLOSED GARDEN.

Hall. WC. Sitting Room. Kitchen. Lounge. Three Bedrooms. Bathrooms. Garden. Parking. Stunning!

CONTACT SALE 0161 973 6688

£335,000

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in detail



A stylish, much upgraded and improved, Three Bedroomed Townhouse which has a fabulous interior, and lovely landscaped rear Garden.

The property is located on this popular modern Development with the Metrolink Stops located close by.

Internally there is neutral re-decoration, replacement floor coverings and contemporary re fitted Kitchen and Bathroom fittings.

In addition to the accommodation there is parking to the front as well as a separate further space at the back adjacent to the garden.

An internal viewing will reveal:

Entrance Hallway having a glazed, panelled front door. Staircase rising to the First Floor. Doors then provide access to the Sitting Room and Ground Floor WC.

Sitting Room. A well-proportioned room having a UPVC double glazed window to the front elevation. Opening into the Kitchen.

There is then a fabulous Kitchen, re fitted with an extensive range of modern base and eye-level units with white Quartz worktops over with inset one-and-a-half- bowl ceramic sink unit and 'spray' mixer tap. Built-in, 'Neff' tilt and slide, stainless steel fronted electric oven with four ring hob and Contemporary design extractor hood over. Integrated fridge freezer. Integrated dishwasher and washing machine. UPVC double glazed French doors open up onto the rear Garden. Inset spotlights to the ceiling. Wall-mounted Valiant gas central heating boiler controlled by a recently installed Hive system concealed within one of the wall-mounted cupboards.

Ground Floor WC, re fitted with a Contemporary design suite comprising of: low-level WC. Vanity sink unit. Opaque, UPVC double glazed window to the rear elevation. Built in storage cupboard. Tiled floor and part tiled walls.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. Doors then open to the Lounge and Bedroom Three. UPVC double glazed window to the rear elevation overlooking the Gardens.

Lounge. A superb, large Reception Room having two, UPVC double glazed window to the front elevation. Inset spotlights to the ceiling.

Bedroom Three having a UPVC double glazed window to the rear elevation overlooking the Gardens.

Second Floor Landing having a spindled balustrade to the return of the staircase opening. UPVC double glazed window to the rear elevation overlooking the Gardens. Doors then open to the Two further Bedrooms and Bathroom. A further door opens to an airing cupboard housing the high-pressurised hot water tank.



Bedroom Two having a UPVC double glazed window to the rear elevation.

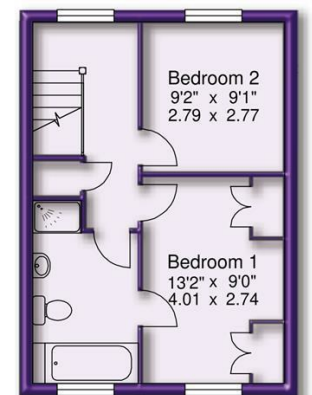
Bedroom One. A good-sized Double Bedroom having a UPVC double glazed window to the front elevation. Built in wardrobe cupboards. Door to the Bathroom.

There is then a stunning Bathroom, re fitted with a Contemporary design suite with chrome fittings comprising of: tiled panelled bath. Separate enclosed shower cubicle. Wall hung enclosed cistern Wc. Vanity sink unit. Wall mounted heated chrome towel rail. Porcelain tiled walls and floor. Inset spotlights to the ceiling. Opaque, UPVC double glazed window to the front elevation.

Outside to the front the property has parking for two cars. There is then an additional space next to the rear garden access through the driveway at the side of the house.

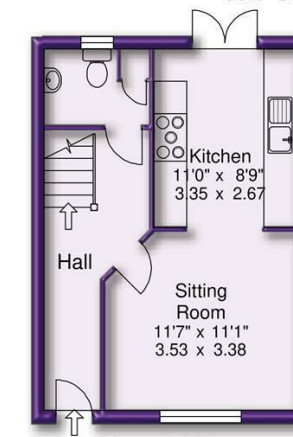
To the rear, the property enjoys a lovely enclosed lawned Garden with paved and gravelled pathways surrounded by well-established borders. There is a gate at the side opening to the additional parking space.

Such a fabulous upgraded interior!

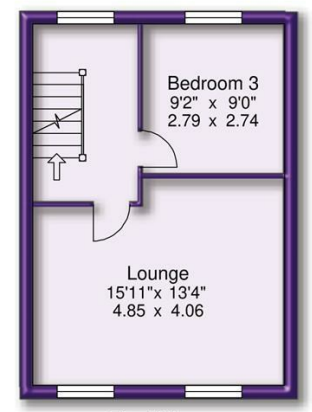


Second Floor

Approx Gross Floor Area = 1034 Sq. Feet
= 96.0 Sq. Metres



Ground Floor



First Floor