



**Lawnhurst Avenue, Manchester, Wythenshawe,  
M23**

**Offers Over: £170,000**

*Leasehold*

## Lawnhurst Avenue, Manchester, Wythenshawe, M23

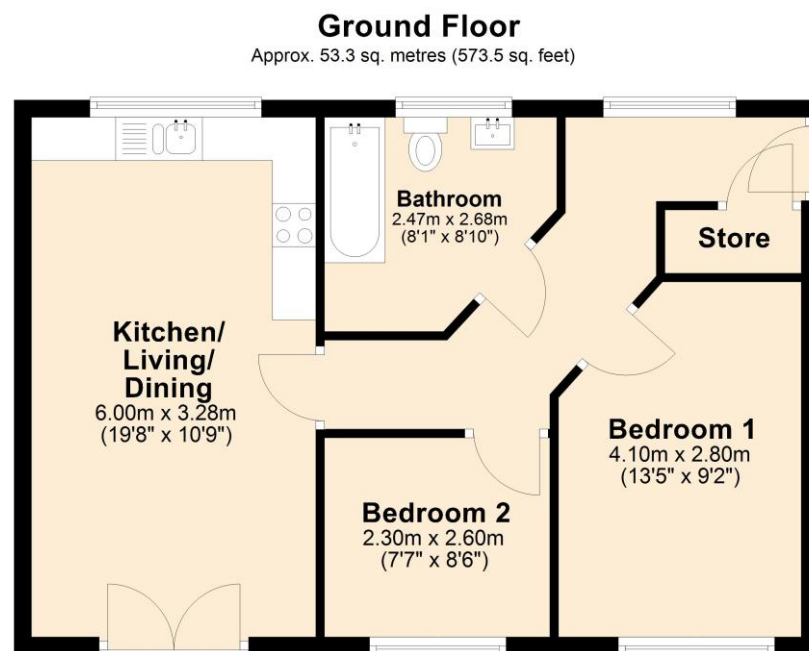
This well-presented two double bedroom top floor apartment is situated on Lawnhurst Avenue, offering a convenient and desirable location close to the Metrolink, Wythenshawe Park, and excellent motorway networks, making it ideal for commuters and those who enjoy outdoor space.

The apartment benefits from a bright and spacious open plan kitchen, living and dining area, creating a modern and versatile living space. The kitchen area is fitted with a range of base and eye level units, providing ample storage, and includes a combination of freestanding and integral appliances, perfectly suited for everyday living and entertaining.

There are two good sized double bedrooms, both offering comfortable and well-proportioned accommodation. Completing the interior is a modern fitted bathroom featuring a contemporary white suite, designed with a clean and stylish finish.

Externally, the property further benefits from allocated parking, adding to the convenience of this attractive apartment. An excellent opportunity for first-time buyers, professionals, or investors alike, this property combines location, space, and modern living.

- Leasehold
- 125 years from 1 January 2006
- EPC Grade TBC
- Service Charge £155 pcm
- Ground Rent £300 per annum
- Council Tax Band B



Total area: approx. 53.3 sq. metres (573.5 sq. feet)







## The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

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

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.