



15 Lawton Moor Road
Northern Moor M23 0BP
£285,000

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£285,000

*** VIEWINGS COMMENCE ON SAT 31ST OCTOBER - Call to book your appointment ***

Presented to an excellent standard throughout, this mid-terrace house is well-placed for access to amenities, transport networks and schools for all age groups.

An entrance vestibule leads to a spacious living room with feature fireplace and inbuilt storage. There is a large dining kitchen which has recently been refitted with stylish contemporary units. Double-glazed French doors lead out to the garden.

To the first floor is a landing with loft access. There are two well-proportioned double bedrooms, a single bedroom/study and a bathroom which is fitted with a white suite with shower above the bath.

The house stands behind a large area of hardstanding which could provide off road parking space for vehicles, although the roadside kerb has not yet been lowered.

To the rear of the property is a well-proportioned garden with seating area and a large lawned expanse. A shared gated ginnel provides access.

This is a most attractive home which is likely to appeal to a wide range of potential purchasers, especially those seeking a property which requires no further improvement.

An early internal inspection is strongly recommended, in order to avoid disappointment.

Tenure: Freehold
Council Tax: Manchester A

- Gas Central Heating
- PVCU Double Glazing
- Three Bedrooms
- Re-Fitted Dining Kitchen
- Spacious Living Room
- Modern Bathroom
- Large Garden
- Popular Location
- Well-presented Throughout
- Viewing Essential

Entrance Hallway

Living Room

15'7" red to 14'6"

Dining Kitchen

19'6" x 7'11"

First Floor Landing

Bedroom One

12'11" red to 11'0" x 11'8"

Bedroom Two

13'1" red to 10'7" x 10'1"

Bedroom Three

7'5" max x 5'10" max

Bathroom

7'10" x 5'10"

Externally

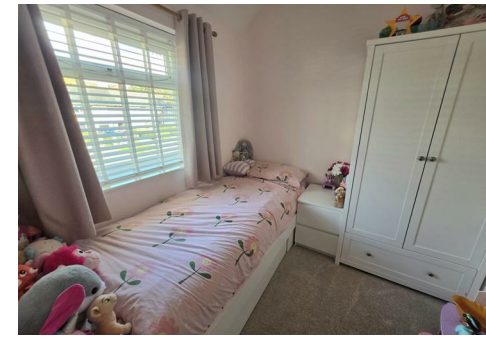
Hardstanding area to front, with decorative border.

NB: Kerb is not lowered.

Well-proportioned garden to the rear with seating area, borders and a large lawn.

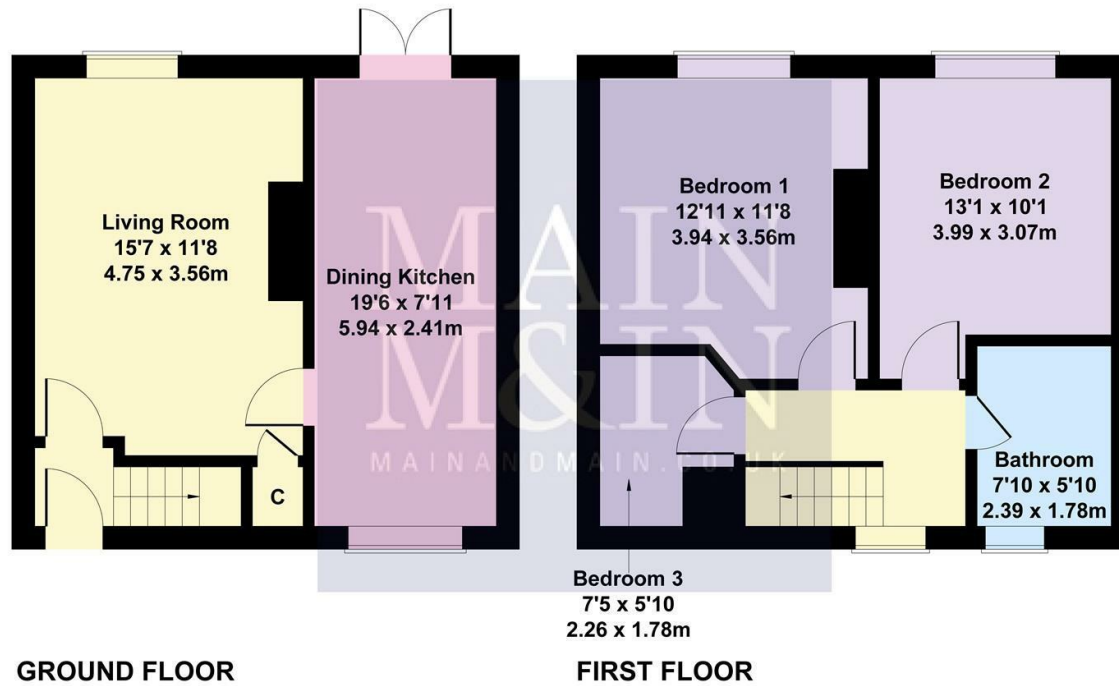
Gate to shared ginnel access.





Lawton Moor Road

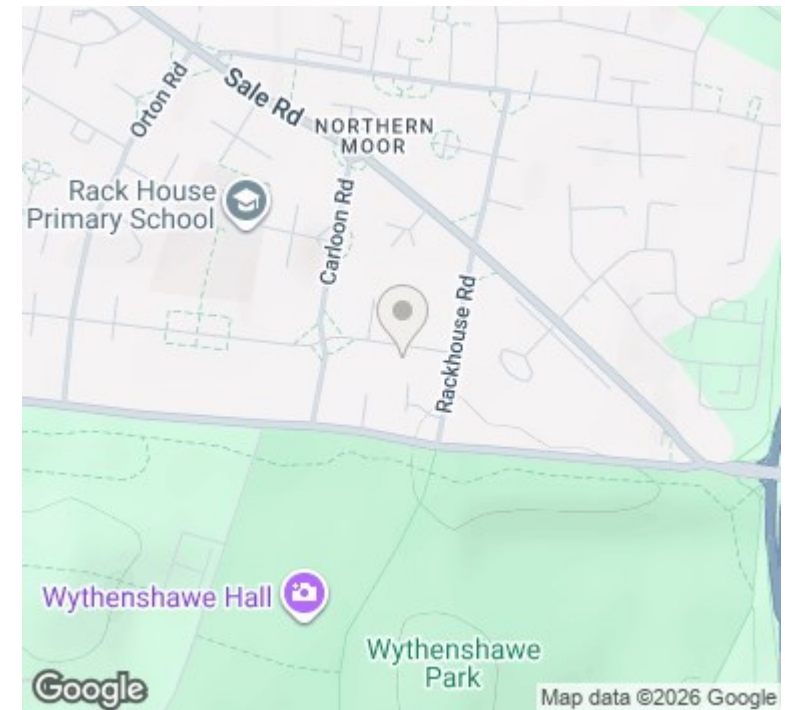
Approximate Gross Internal Area
826 sq ft - 77 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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

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