



Lawnhurst Avenue, Baguley  
£180,000



**HIBBERT**  
HOMES

**SALES & LETTINGS**

# Lawnhurst Avenue

Baguley, Manchester

This superb, spacious apartment forms part of the first floor of the popular and modern Lawnhurst Avenue development.

Conveniently positioned close to local amenities, the property benefits from easy access to shops, pubs and cafés, as well as local schools. Also on the doorstep is the fantastic Wythenshawe Park, ideal for walks and activities, and enjoying multiple year-round events like concerts and food festivals. The development is ideally positioned with excellent transport links, with the M60 and M56 motorways just a short drive away, and Moor Road Metrolink Station just a few minutes' walk. Just slightly further afield are the popular centres of Sale, Timperley and Altrincham.

The property itself comes well-presented throughout, with an abundance of natural light helping to highlight the generous room proportions. With two double bedrooms and a large, open-plan living dining kitchen, the property lends itself to great flexibility, ideal for first-time buyers and buy-to-let investors.

The development benefits from allocated off-road parking in the communal car park.





- NO ONWARDS CHAIN
- Modern, professional development
- Ideal for first-time buyers and buy-to-let investors
- Large, open-plan living dining kitchen
- Two double bedrooms
- Jack and Jill bathroom
- Fantastic location close to local amenities and Moor Road Metrolink Station
- Allocated off-road parking in communal car park

Council Tax band: B

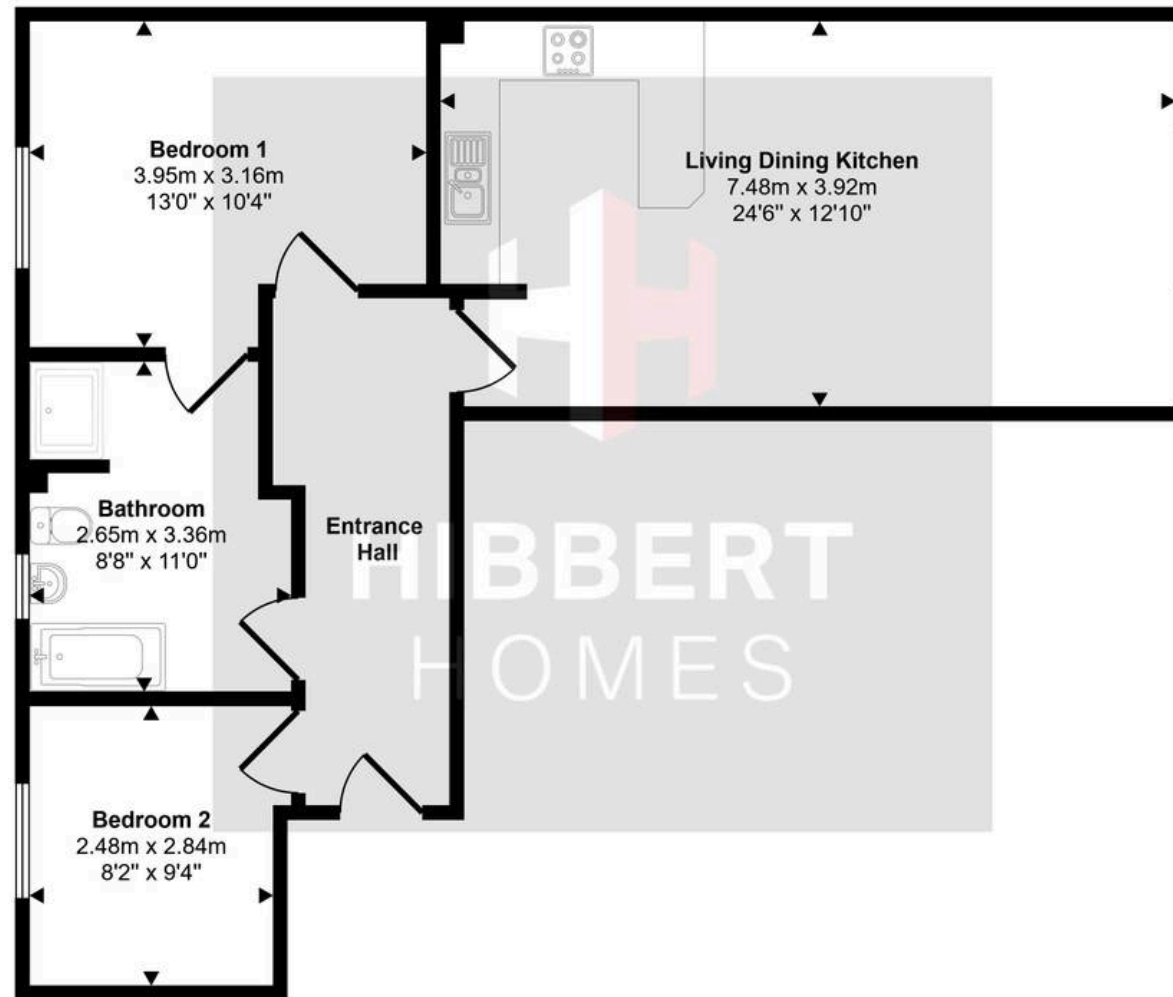
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



Approx Gross Internal Area  
67 sq m / 720 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

