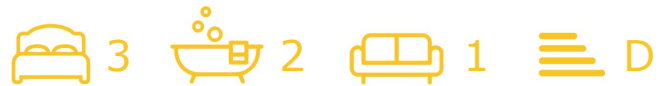




## 3 Lewisham Avenue

, Manchester, M40 2UR

**Asking Price £230,000**

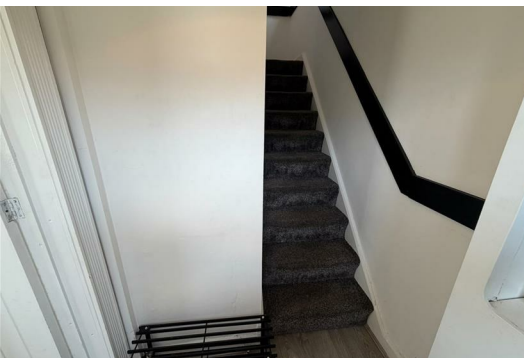


**\*\*\*GOOD CONDITON THROUGHOUT \*\*THREE BEDROOMS\*\*\*TWO BATHROOMS\*\*\*\*LANDSCAPED GARDENS\*\*\*Cousins Estate agents are pleased to present this family home located in the desirable Newton Heath area of Manchester, this immaculate semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and downstairs wc , modern bathroom, this property is ideal for families seeking a spacious and inviting home.**

Upon entering the property, you are welcomed into a spacious reception room, providing the perfect space for relaxing and entertaining. The thoughtfully designed layout creates a warm and inviting atmosphere, ideal for both family life and hosting guests.

The property also benefits from a well-appointed kitchen, a convenient downstairs WC, and a large storage cupboard, offering excellent practicality for modern living.

Outside, the beautifully landscaped gardens provide a wonderful space for children to play, outdoor dining, or simply relaxing in the fresh air.



living room

Kitchen

Downstairs Wc

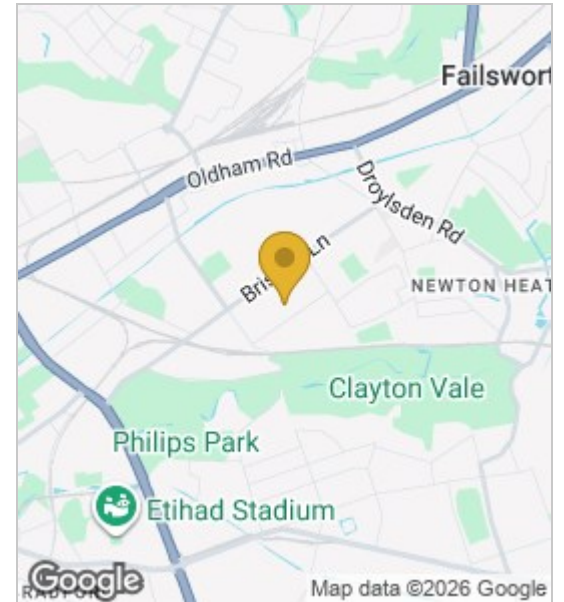
Bedroom 1

Bedroom 2

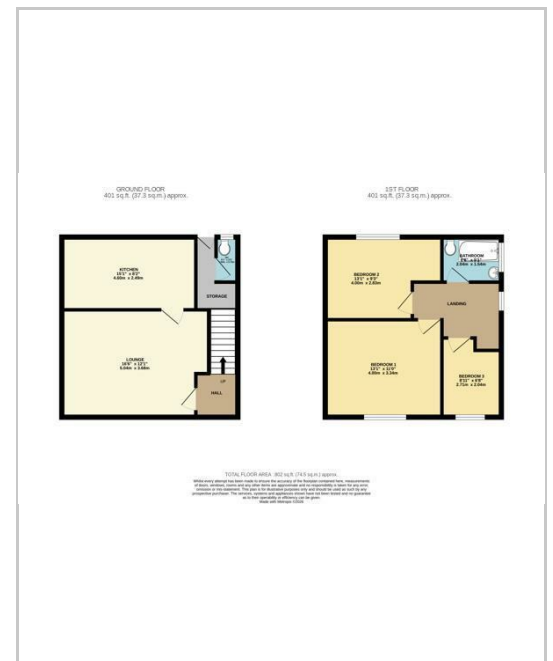
Bedroom 3

Family bathroom

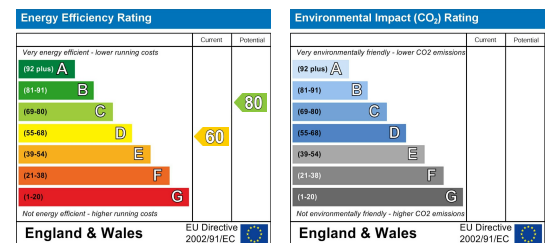
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

