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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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

127 Lawton Moor Road , Manchester, M23 0PR



****NO CHAIN**** A SUPERBLY PROPORTIONED THREE BEDROOMED PROPERTY WHICH ENJOYS GOOD SIZED ROOMS THROUGHOUT. PRIVATE REAR GARDEN. EASY REACH TO SEVERAL SCHOOLS, WYTHENSHAW PARK AND THE METROLINK.

HALL. LOUNGE. BREAKFAST KITCHEN. REAR HALL AND WC. THREE GOOD SIZED BEDROOMS. BATHROOM. ESTABLISHED GARDENS.

CONTACT SALE 0161 973 6688

£229,950

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in detail



A superbly proportioned Three Bedroomed family home located within this popular neighbourhood.

The property has good sized rooms throughout, neutral re decoration and modern kitchen and bathroom fittings.

The location is really convenient being within an easy reach of the Metrolink, several local Schools and the open space of Wythenshawe Park.

This particular property enjoys a good position on a small cul de sac section of the road.

An internal viewing will reveal:

Ground Floor Entrance Hall. Having a uPVC double glazed front door. Staircase rises to the First Floor. Door through to the Lounge.

Lounge. A well proportioned reception room having a wide angled uPVC double glazed bay window to the front elevation. Door through to the Kitchen.

Kitchen. Fitted with a range of modern base and eye level units with worktops over and inset one and a half bowl stainless steel sink unit with mixer tap. Built in oven with four ring hob and extractor hood over. Ample space for a range of free standing appliances. uPVC double glazed window to the rear elevation overlooking the Gardens. Door opens to useful understairs storage cupboard. Opening to rear Hallway which has a uPVC double glazed door opening to outside and a door to the Ground Floor WC.

First Floor Landing. Having doors open to the Three Bedrooms and Bathroom. Loft access point.

Bedroom One. A well proportioned double bedroom having a uPVC double glazed window to the front elevation.

Bedroom Two. Another good size double room having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three. Having a uPVC double glazed window to the front elevation.

Bathroom. Fitted with a modern white suite with chrome fittings comprising of pannelled bath with shower over. WC. Wash hand basin. Part tiled walls. Opaque uPVC double glazed window to the rear elevation.

Outside to the front the property has a paved and gravelled front garden. To the rear there is a lovely enclosed lawned garden.

Always popular houses! NO CHAIN!

- Freehold Property
- Council Tax Band - A



Approx Gross Floor Area = 820 Sq. Feet
= 76.2 Sq. Metres

