



Lawnhurst Avenue, Baguley
£172,500



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HOMES

SALES & LETTINGS

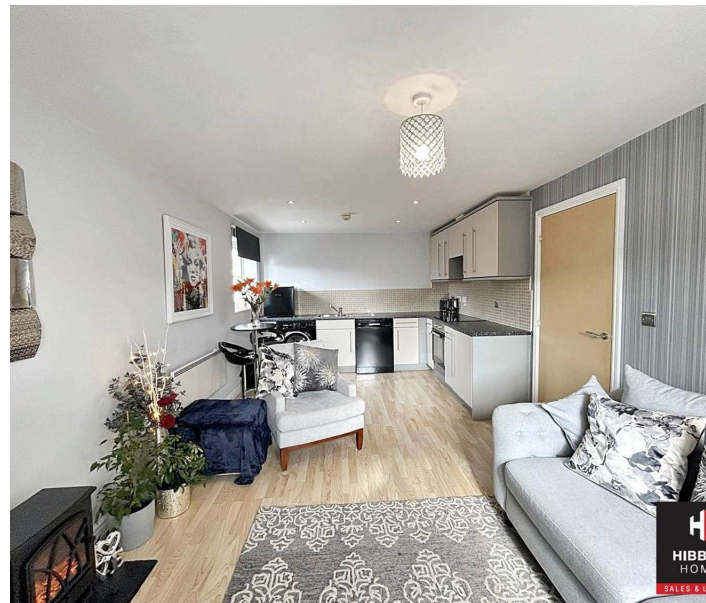
Lawnhurst Avenue, Baguley

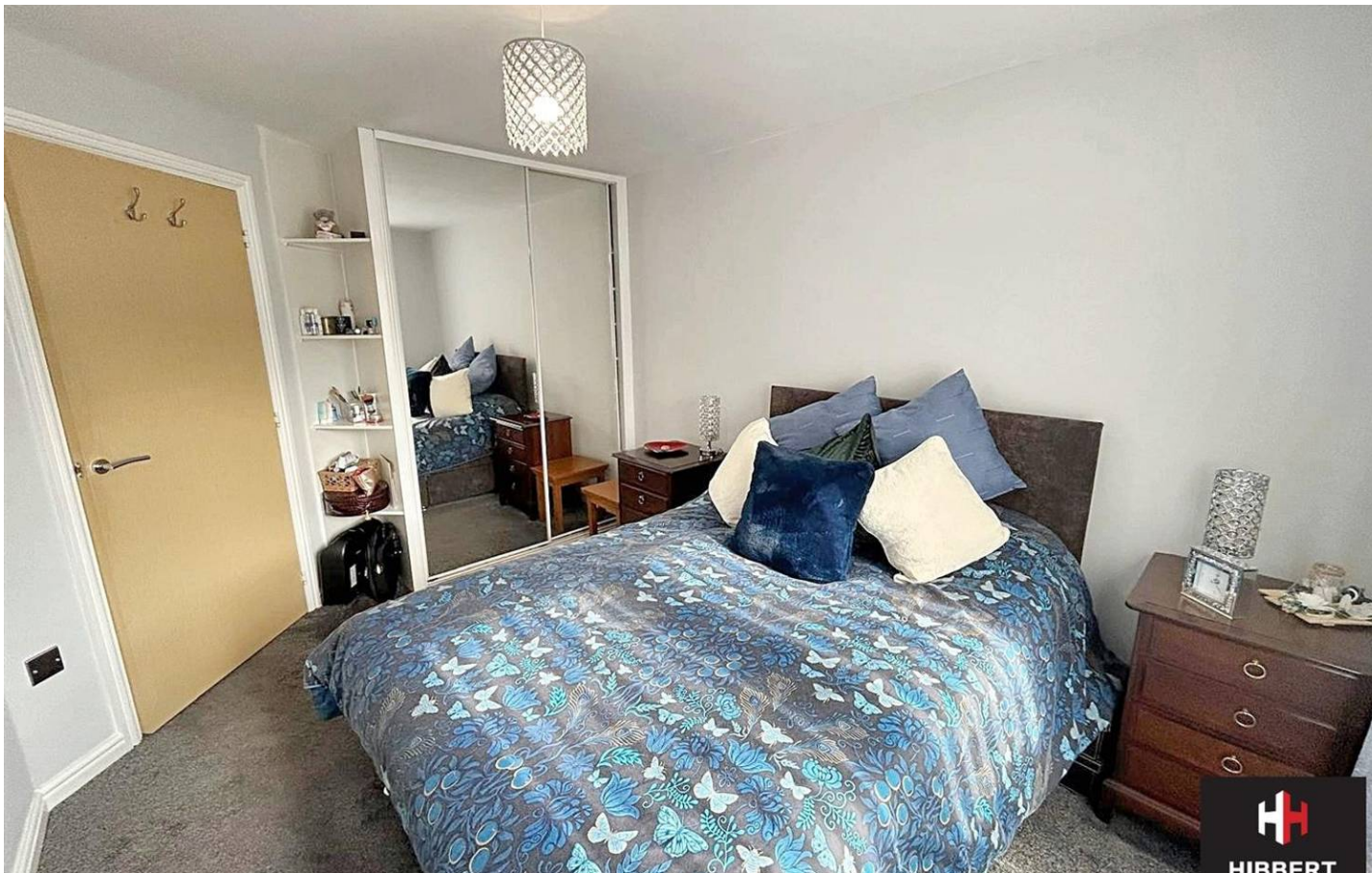
This charming bright apartment forms part of the second floor of this modern block in the highly sought-after Lawnhurst Avenue development.

Positioned in a convenient spot just inside the development, the property benefits from easy access to local amenities including major supermarkets, local shops and cafés. It is also within a short walk of local primary and high schools. With Moor Road Metrolink station on the doorstep, and the Princess Parkway/M56 motorway just a few minutes' drive away, the development benefits from excellent transport links to Manchester and beyond. Also within a short walk is the superb Wythenshawe Park, with its beautiful green spaces, play areas and regular annual events.

The property itself comes beautifully presented, penetrated throughout with ample natural light highlighting the modern finish. The standout feature is the beautiful open-plan living dining kitchen with Juliet balcony perfect for sunny days. The main bedroom is also served by a Juliet balcony.

The development boasts well-maintained grounds dotted with greenery. The apartment comes with one allocated parking space in the communal car park.





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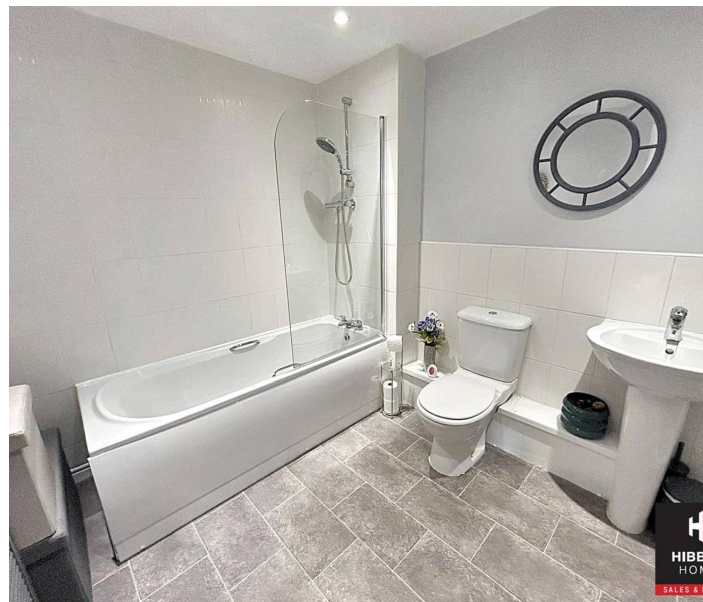
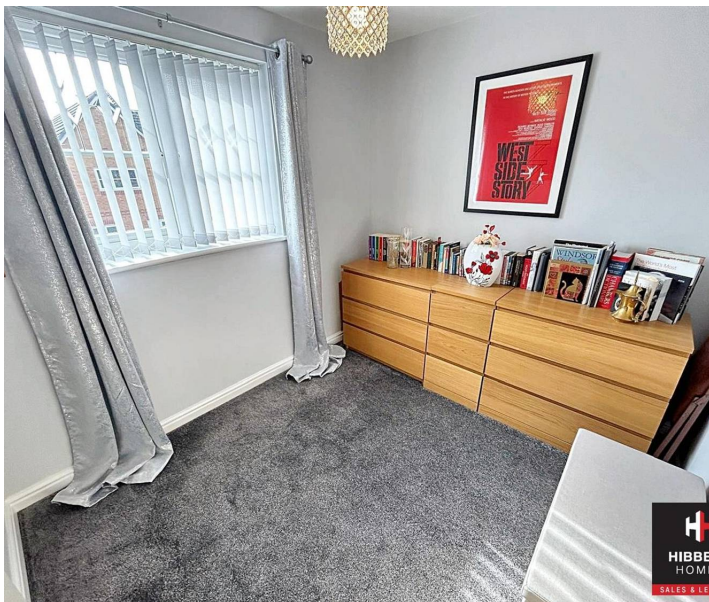
- Bright, modern apartment
- Popular development
- Perfect for first time buyers and buy to let investors
- Two bedrooms and family bathroom
- Open-plan living dining kitchen
- Allocated off-road parking
- Short walk to local amenities including shops and cafés
- Close to Moor Road Metrolink Station

Council Tax band: B

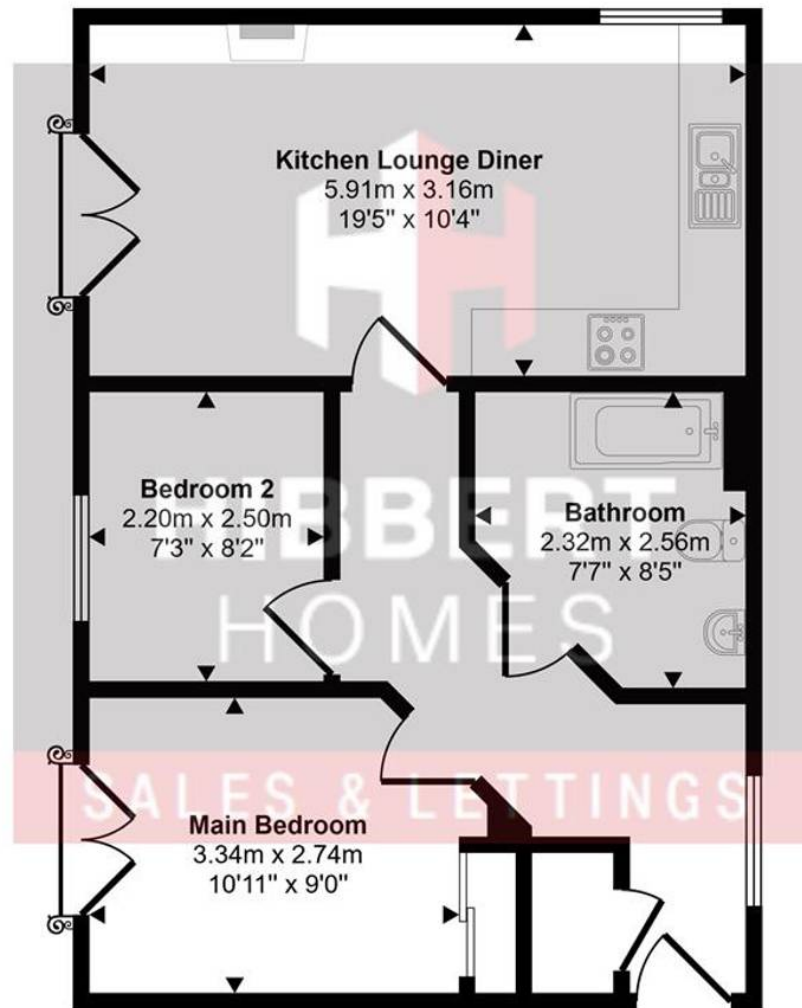
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Approx Gross Internal Area
51 sq m / 551 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.