



**Lawnhurst Avenue, Manchester, Baguley, M23**

**£340,000**

*Leasehold*

# Lawnhurst Avenue, Manchester, Baguley, M23

Situated on the ever-popular Lawnhurst Avenue in Baguley, this impressive three/four bedroom townhouse offers spacious and versatile accommodation set over three floors. Enjoying open views over Wythenshawe Park to the front, the property benefits from a wonderful sense of privacy while remaining conveniently close to excellent transport links, motorway networks and the Metrolink.

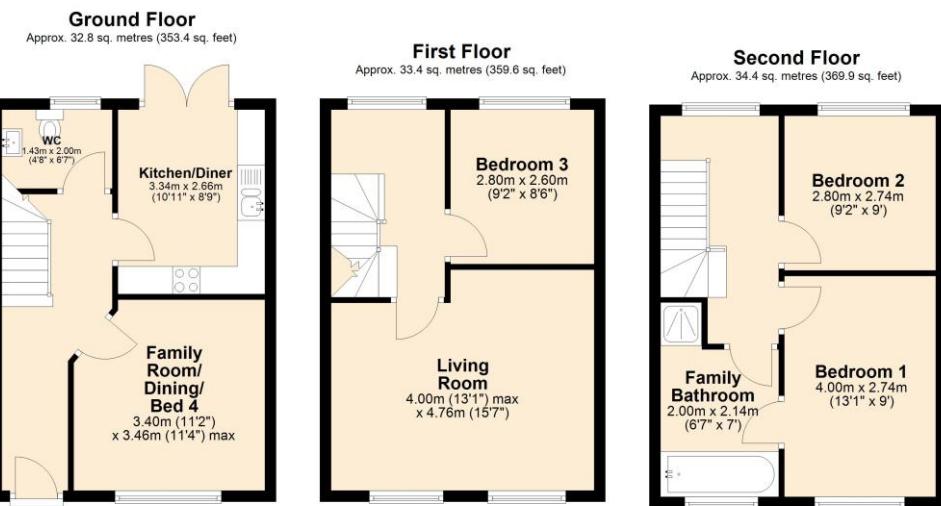
Upon entering the home, you are welcomed by a bright entrance hall featuring laminate flooring, creating a practical and stylish first impression. The ground floor comprises a convenient downstairs WC and a well-proportioned dining room positioned to the front of the property, which offers flexible use and could easily serve as a fourth bedroom, home office or playroom. To the rear, the kitchen is fitted with a range of base and eye-level units providing ample storage and workspace. Patio doors open onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. Enclosed by timber fencing for added privacy, the garden also benefits from a rear gate providing direct access to the allocated parking area.

The first floor is home to a spacious living room spanning the full width of the property. Two large windows to the front elevation frame delightful views over Wythenshawe Park, creating a bright and airy living space. This floor also accommodates a generous double bedroom.

To the second floor, you will find two further well-proportioned bedrooms. The main bedroom benefits from access to a Jack and Jill en-suite bathroom, while an additional double bedroom provides comfortable accommodation for family or guests. A modern family bathroom featuring a four-piece suite completes the upper floor.

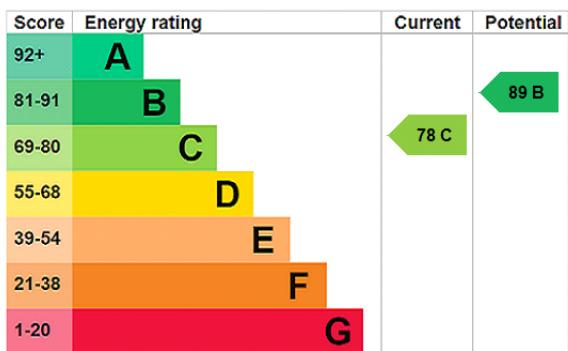
Offering flexible living space, attractive park views and excellent connectivity, this well-presented townhouse represents an ideal opportunity for families and professionals alike seeking a spacious home in a convenient and desirable location.



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)

- Leasehold
- 999 Years 1/1/2005
- EPC C
- Council Tax Band D





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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.