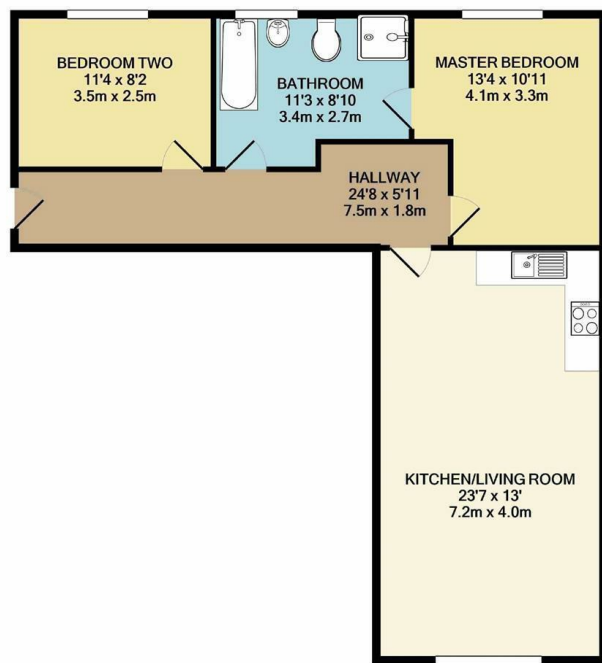




246 LAWNHURST AVENUE MANCHESTER M23 9SB

*** AVAILABLE APRIL *** This contemporary first floor TWO BEDROOM apartment. A stroll away from the METROLINK for commuting into Manchester City Centre or Manchester Airport.

The property comprises: communal entrance hallways, private entrance hallway, open plan living kitchen/living, two bedrooms and bathroom. Externally, there is designated parking and communal lawns. Lift Access. Offered on an unfurnished basis. Call now to view - 0161 976 5080



TOTAL APPROX. FLOOR AREA 754 SQ. FT. (70.1 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

- Two Bedroom Apartment
- Allocated Parking
- Lift Access
- Available August
- First Floor
- Close to Moor Road Tram Stop
- EPC Rating B
- Manchester Council Tax B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC