



Lawnhurst Avenue, Baguley

Offers Over £350,000



**HIBBERT**  
HOMES

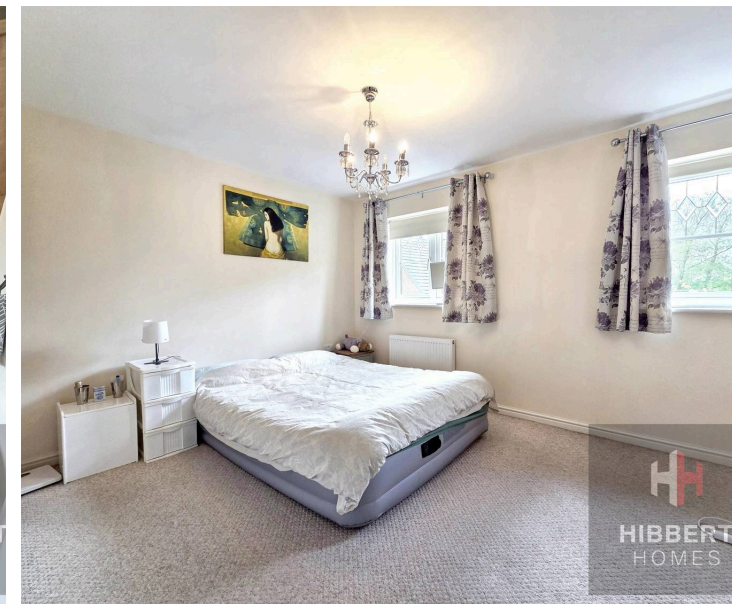
SALES & LETTINGS

# Lawnhurst Avenue

Baguley, Manchester

This beautifully presented three-story terraced townhouse offers an exceptional blend of modern style, generous living spaces, and practical features, making it an ideal choice for families or professionals seeking comfort and convenience. The property boasts four spacious bedrooms, each filled with natural light highlighting the neutral décor. Two contemporary bathrooms provide stylish amenities, including a modern suite with a bath and shower screen, a walk-in shower with sleek fixtures, and ample built-in storage. The living areas feature wood flooring, a modern electric fireplace, and a spacious layout that is perfect for both relaxing and entertaining. Two bright reception rooms ensure plenty of space for family gatherings or quiet evenings at home.

The modern kitchen comprises wooden units and integrated appliances, while a breakfast bar offers a casual dining option. Large windows flood the space with light, creating a bright and welcoming atmosphere. Direct access to the private, fenced garden further enhances the sense of indoor-outdoor living, with a paved patio area ideal for al fresco dining or entertaining guests. The garden features a well-maintained lawn, a storage shed for added convenience, and a paved walkway for easy access. The property's front garden is equally well-kept, adding to its overall kerb appeal.





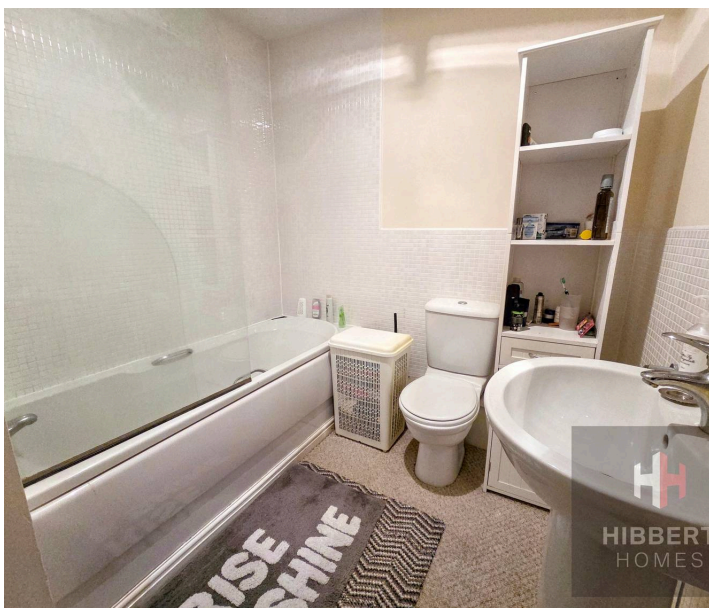
Additional benefits include off-road private parking spaces (providing ease and peace of mind for residents), whilst the generous bedroom space provides the opportunity for a dedicated home office. The modern brick exterior creates a stylish first impression, while the secure, family-friendly environment is further enhanced by the private garden spaces. With its harmonious blend of contemporary finishes, practical features, and bright, airy interiors, this property offers a superb lifestyle opportunity in a sought-after residential area. Early viewing is highly recommended to fully appreciate the quality and versatility this home has to offer.

- Modern townhouse on quiet development
- Four generous bedrooms
- Two bathrooms (one en-suite) plus downstairs WC
- Private enclosed garden
- Close to local amenities including shops and cafés
- Easy reach of local schools
- Two off-road parking spaces
- Short walk to Moor Road Metrolink Station

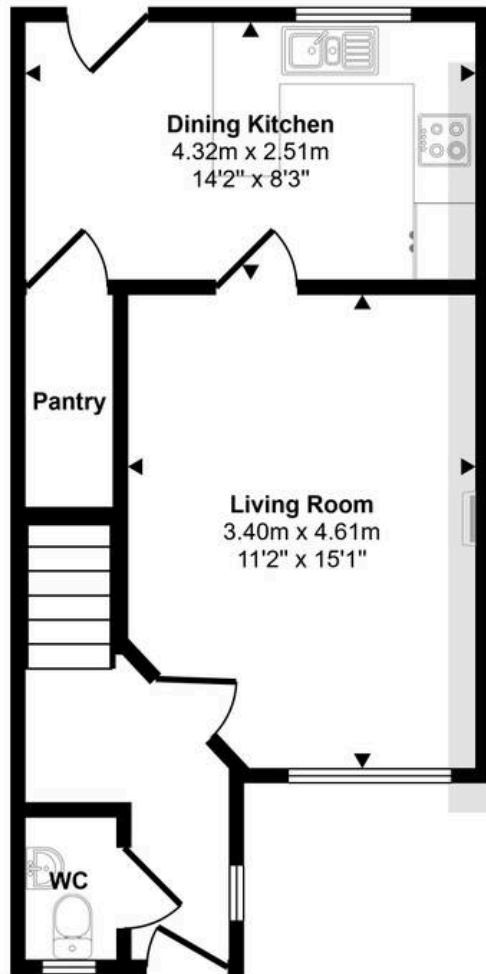
Council Tax band: D

Tenure: Freehold

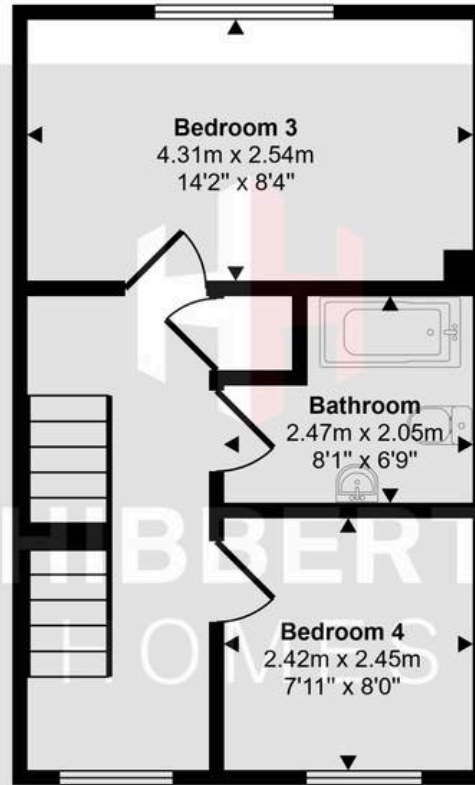
EPC Energy Efficiency Rating: C



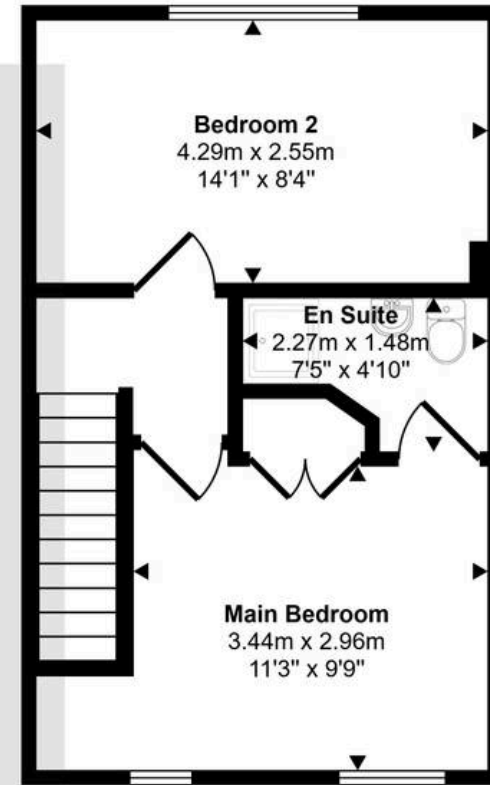
Approx Gross Internal Area  
99 sq m / 1067 sq ft



Ground Floor  
Approx 36 sq m / 383 sq ft



First Floor  
Approx 32 sq m / 341 sq ft



Second Floor  
Approx 32 sq m / 344 sq ft

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.

