IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

32 LAWNHURST AVENUE | MANCHESTER

OFFERS OVER £375,000

An attractive end townhouse within this ever popular development within easy reach of the metrolink, Wythenshawe hospital and the surround network of motorways. The accommodation to the gorund floor briefly comprises entrance hall, bedroom 4/living room, shower room/WC. To the first floor is an open plan sitting / dining room with double doors leading to the full width breakfast kitchen. To the second floor is a principal bedroom with en suite plus two further bedroom and family bathroom/WC. The driveway provides off road parking and access to the integral garage. To the rear the patio and lawned gardens benefit from a southerly aspect to enjoy the sun all day.

POSTCODE: M23 9RY

DESCRIPTION

Lawnhurst Avenue forms part of a carefully planned development incorporating a variety of mews, semi detached and detached houses combining to create an attractive setting. Built circa 2007 the property is presented to a high standard, tastefully decorated with quality fittings and benefits from gas central heating and double glazing.

The accommodation of this end townhouse is arranged over three floors. To the ground floor there is a versatile room currently used as a fourth bedroom utilising the shower room/WC off the entrance hall. This coluld easily be used a secondary living room with doors leading to the south facing gardens. To the first floor there is a full width dining kitchen to the rear whilst to the front is a large open plan sitting / dining room. The second floor provides a principal bedroom with adjacent en suite shower room/WC whilst bedrooms two and three are serviced by the family bathroom/WC.

To the front of the property the driveway provides off road parking and access to the integral garage. To the rear the gardens incorporate a patio seating are with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

A generously proportioned family home in an excellent location within easy reach of the Metrolink Station, Wythenshawe Hospital and the surrounding network of motorways.

An appointment to view is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Double glazed glass panelled door. PVCu double glazed window to the side. Stairs to first floor. Telephone point.

BEDROOM FOUR / LIVING ROOM
15'8" x 13'3" (4.78m x 4.04m)
With sliding PVCu double glazed door to the south facing rear gardens. Laminate wood flooring. Fitted storage cupboard. Radiator. Television aerial point.

SHOWER ROOM / WC
Fitted with a white suite with chrome fittings comprising shower enclosure, wash basin and WC. Radiator. Opaque PVCu double glazed window to the side. Tiled splashback. Extractor fan.

FIRST FLOOR

LANDING
PVCu double glazed window to the side. Stairs to second floor. Radiator.

OPEN PLAN SITTING / DINING ROOM COMPRISING

SITTING ROOM
15'8" x 10'2" (4.78m x 3.10m)
PVCu double glazed double doors to Juliet balcony. PVCu double glazed window to the front. Radiator. Television aerial point. Cornice. Opening to;

DINING ROOM
10'0" x 8'9" (3.05m x 2.67m)
Ample space for dining suite. Radiator. Double glass panelled doors to;

BREAKFAST KITCHEN
15'8" x 10'1" (4.78m x 3.07m)
Fitted with a comprehensve range of lightwood wall and base units with work surfaces over incorporatinga 1½ bowl stainless steel sink unit with drainer and breakfast bar. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge. Integrated washing machine and dishwasher. Tiled splashback. Cupboard housing gas central heating boiler. Radiator. Ample space for table and chairs. Two PVCu double glazed windows to the rear. Recessed low voltage lighting to the kitchen area.

SECOND FLOOR

LANDING
PVCu double glazed window to the sider. Cupboard housing hot water cylinder. Further storage cupboard.

BEDROOM ONE
12'1" x 10'2" (3.68m x 3.10m)
PVCu double glazed window to the front. Radiator.

EN SUITE
With shower enclosure, wash basin and WC. Laminate flooring. Opaque PVCu double glazed window to the side. Part tiled walls. Extractor fan. Radiator.

BEDROOM TWO
13'9" x 8'9" (4.19m x 2.67m)
PVCu double glazed window to the rear. Radiator.

BEDROOM THREE
10'6" x 6'9" (3.20m x 2.06m)
PVCu double glazed window to the rear. Radiator.

BATHROOM
6'7" x 6'2" (2.01m x 1.88m)
With a white suite with chrome fittings comprising roll top claw foot style bath with mains shower over, wash basin and WC. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

OUTSIDE
To the front of the property the driveway provides off road parking and access to the garage. To the rear the gardens incorporate a patio seating are with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

INTEGRAL GARAGE
16'7" x 8'9" (5.05m x 2.67m)
Up and over door to the front. Door to entrance hall. Light and power.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Manchester City Council Band 'D'

TENURE
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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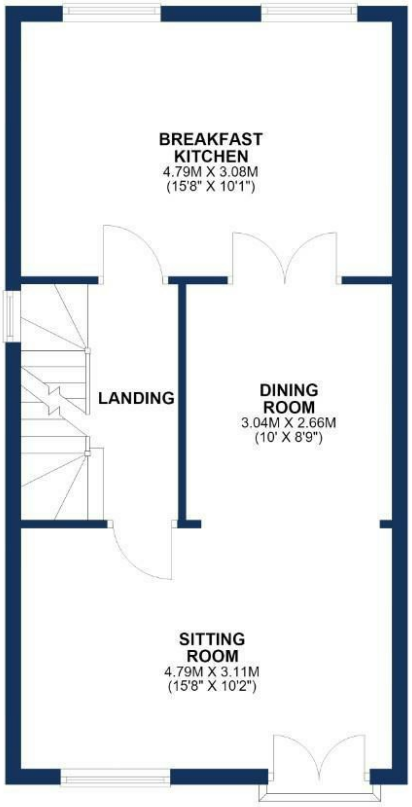
GROUND FLOOR
APPROX. 46.9 SQ. METRES (505.2 SQ. FEET)

FIRST FLOOR
APPROX. 46.3 SQ. METRES (498.0 SQ. FEET)



SECOND FLOOR
APPROX. 46.1 SQ. METRES (496.3 SQ. FEET)

TOTAL AREA: APPROX. 139.3 SQ. METRES (1499.5 SQ. FEET)

Floorplan for illustrative purposes only

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