



10 Lytherton Avenue Manchester

£195,000
Freehold

DONT MISS THIS!!!
FIRST TIME BUYERS
FIRST HOME
READY TO MOVE IN
MOTIVATED SELLER

Tucked away in a peaceful cul-de-sac, this beautifully presented two-bedroom, stock brick fronted terrace is the ideal launchpad for anyone taking their first step onto the property ladder. Offered with the kind of thoughtful upgrades that mean you can simply move in and enjoy, this home blends modern comfort with genuine community spirit — everything a first-time buyer could ask for.



- FIRST TIME BUYERS • MOVE STRAIGHT IN • CUL DE SAC • NEW WINDOWS AND DOORS • MODERNISED KITCHEN



• NEW BATHROOM • COMBI BOILER • OPEN PLAN • SOUTH FACING GARDEN • MOTIVATED SELLERS





GROSS INTERNAL AREA
 FLOOR 1: 44 m², FLOOR 2: 36 m²
 EXCLUDED AREAS: , PATIO: 21 m²
 TOTAL: 80 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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