



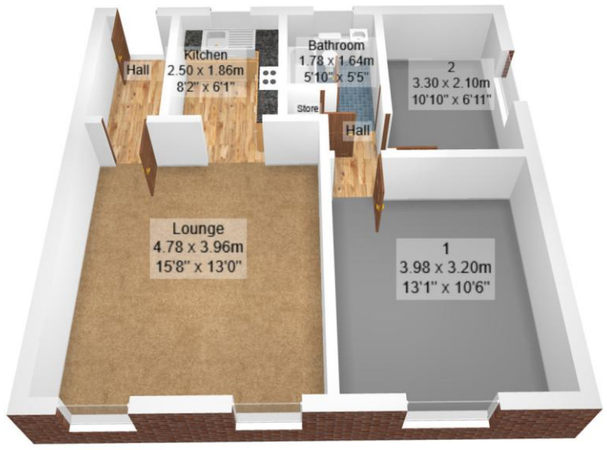


EMMA HATTON LTD

21F Lawngreen Avenue

Asking Price Of £195,000

- Top floor Apartment
- Spacious Lounge
- Kitchen
- Two bedrooms
- Bathroom with shower
- UPVC double glazed
- Electric heating
- Situated in the heart of Chorlton Green







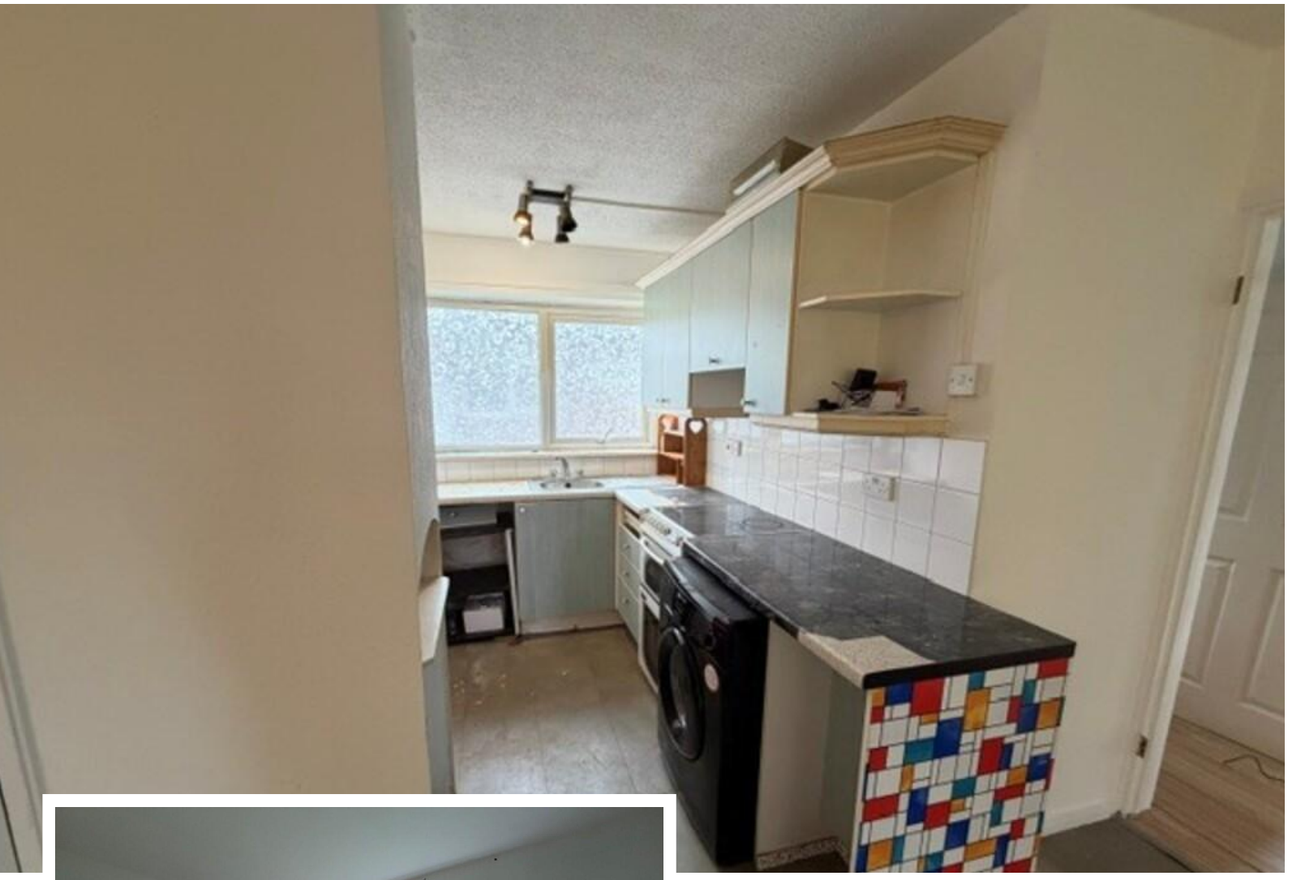
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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21F Lawngreen Avenue, Chorlton, Manchester, M21 8FH







Property Description

Purpose built 2 double bedroomed top floor Apartment in need of modernisation in the heart of Chorlton Green, this well planned accommodation briefly comprises spacious open plan lounge open through kitchen, Two bedrooms, bathroom with shower, UPVC double glazed windows, underfloor heating, Quiet private tree lined cul-de-sac road, well established communal gardens, Close to Nature Reserve and Beech Road with its independent trendy bars/restaurants, Metrolink giving access to City Centre and Media City. No Vendor Chain. Ideal for first time buyer/investor.

ENTRANCE HALLWAY

LOUNGE: 15' 8" x 12' 11" (4.78m x 3.96m)

KITCHEN: 8' 2" x 6' 1" (2.50m x 1.86m)

BEDROOM ONE: 13' 0" x 10' 5" (3.98m x 3.20m)

BEDROOM TWO: 10' 9" x 6' 10" (3.30m x 2.10m)

BATHROOM: 5' 10" x 5' 4" (1.78m x 1.64m)









TENURE : LEASEHOLD 964 YEARS REMAINING

SERVICE CHARGE £130 PER MONTH

OUTSIDE There are well kept communal gardens. Off road parking. Garage