



## APARTMENT D 5 LAWNHURST AVENUE | BROOKLANDS

£169,950

\*\*\*NO ONWARD CHAIN\*\*\* A superbly presented and proportioned first floor apartment in this ever popular development within walking distance of the Metrolink. The accommodation briefly comprises communal entrance hall, private entrance hall with storage, superb sitting/dining room with double doors to a juliette balcony to the rear and also opening onto the fitted kitchen, master bedroom with double doors to the front juliette balcony, second double bedroom and large bathroom/WC. Allocated residents parking. Viewing is highly recommended.



**POSTCODE: M23 9RW**

## DESCRIPTION

Lawnhurst Avenue is a popular development incorporating apartments and houses of modern designs. The location is ideal being approximately a mile out of Timperley village centre with the commuter service into Manchester via the Metrolink a short walk way.

The apartment itself is accessed via a secure communal entrance hall and is located on the first floor. A private entrance hall provides storage and video entry system. Towards the rear of the property is a large sitting/dining room with double doors to a juliette balcony to the rear and also opening onto the kitchen fitted with a comprehensive range of units and separate from the living space. There are two double bedrooms, the master benefitting from double doors to the front and both are serviced by the modern well proportioned bathroom/WC.

Externally there is allocated residents parking to the rear.

An appointment to view is highly recommended to appreciate the standard and proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

Secure entry system.

### FIRST FLOOR

#### PRIVATE ENTRANCE HALL

**11'5 x 3'11 (3.48m x 1.19m)**

Hardwood front door. Video entry system. Storage cupboard housing hot water cylinder.

#### SITTING/DINING ROOM

**14'2 x 11'5 (4.32m x 3.48m)**

With PVCu double glazed double doors to juliette balcony at the rear. Electric radiator. Television aerial point. Telephone point. Ample space for living and dining suites. Opening to:

#### KITCHEN

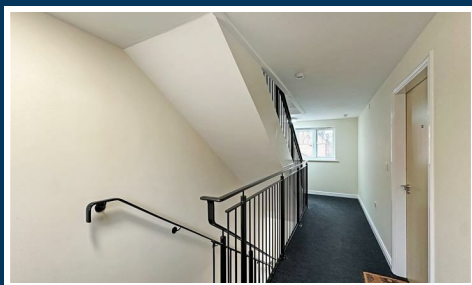
**9'5 x 8'2 (2.87m x 2.49m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with extractor hood over. Space for fridge freezer. Plumbing for washing machine. Tiled splashback. PVCu double glazed window to the rear. Recessed low voltage lighting.

#### BEDROOM I

**12'0 x 10'3 (3.66m x 3.12m)**

PVCu double glazed double doors to juliette balcony to the front. Electric radiator. Television aerial point.



## BEDROOM 2

10'3 x 7'5 (3.12m x 2.26m)

PVCu double glazed window to the front. Electric radiator. Television aerial point.

## BATHROOM

8'11 x 8'2 (2.72m x 2.49m)

A superbly proportioned bathroom fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Chrome heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

The property benefits from allocated parking.

## SERVICES

Mains water, electricity and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

Manchester Band "B"

## TENURE

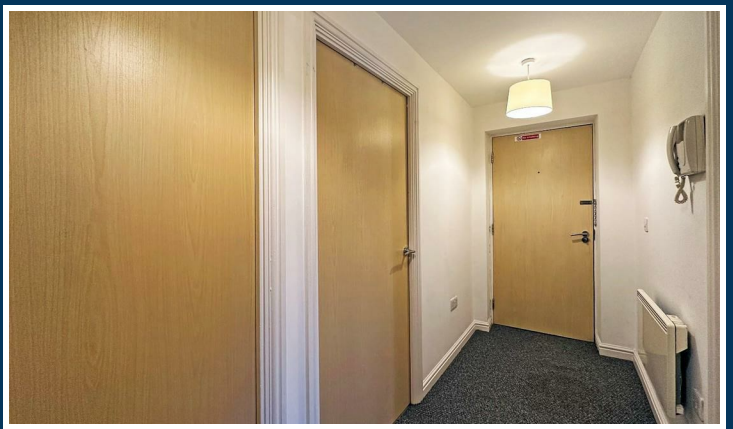
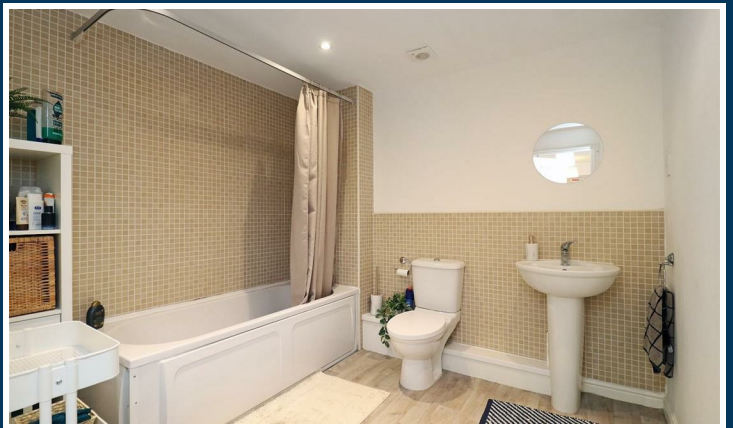
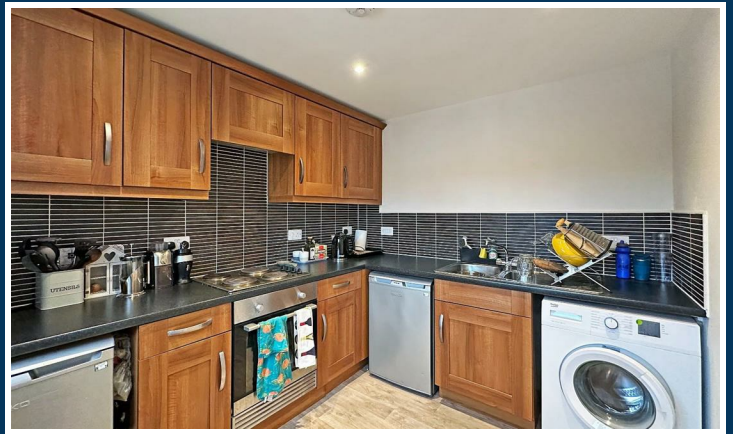
We are informed the property is held on a Leasehold basis for the residue of a 125 year term commencing 01/01/2006 and subject to a Ground Rent of £200.00 per annum. This should be verified by your Solicitor.

## SERVICE CHARGE

Currently set at £157.00 per calendar month and includes buildings insurance. Full details will be provided by our clients Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

## FIRST FLOOR

APPROX. 53.5 SQ. METRES (575.6 SQ. FEET)



TOTAL AREA: APPROX. 53.5 SQ. METRES (575.6 SQ. FEET)

Floorplan for illustrative purposes only



### HALE BARNS

292 HALE ROAD, HALE BARNS  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNS@IANMACKLIN.COM

### HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

### TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM