



59 Lawton Moor Road,

£280,000

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- Well-presented semi-detached home on a large corner plot.
- Close to Wythenshawe Park, shops, and schools.
- Modern dining kitchen with integrated appliances.
- Three spacious first-floor bedrooms.
- Large rear garden with patio, store, and lawn.
- Approx. 770 sq ft of accommodation over two floors.
- Bright living room with a large bay window.
- Utility area and ground floor WC.
- Family bathroom with bath and shower.
- EPC - E / Council Tax Band - B / Tenure - Freehold



This well-presented semi-detached home offers approximately 770 sq ft of accommodation over two floors on a generous corner plot. Ideally located close to Wythenshawe Park, local shops, and well-regarded schools, the property features a bright living room with a bay window, a modern dining kitchen, utility area, and ground floor WC. Upstairs are three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys large front and rear gardens with a patio and garden store, providing excellent outdoor space.

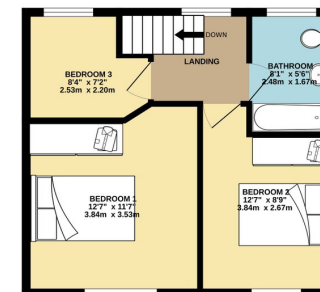




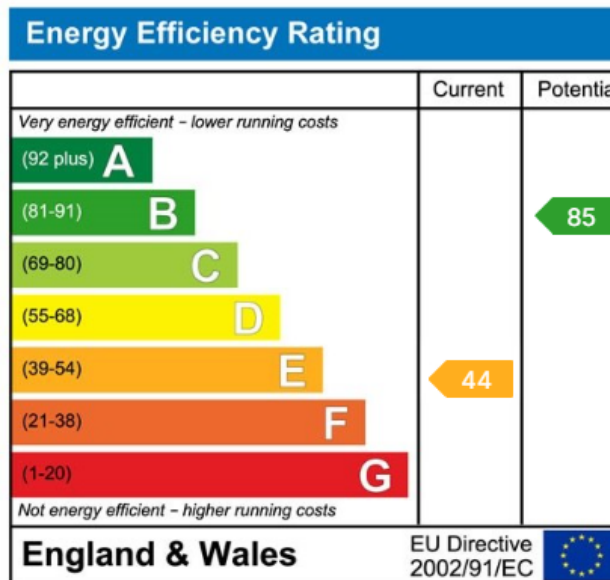
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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