



MISTORIA
ESTATE AGENTS



10 Lytherton Avenue Manchester

£199,999

Freehold

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

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.

Step inside and you'll immediately notice the care that has gone into this home. The modernized kitchen is a real highlight — sleek, practical, and ready for everything from weekday dinners to weekend



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



- NEW BATHROOM • COMBI BOILER • OPEN PLAN • SOUTH FACING GARDEN • DESIRABLE LOCATION





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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