

# HUNTERS®

HERE TO GET *you* THERE



## Lawton Moor Road

Manchester, M23 0PG

Asking Price £250,000



Council Tax: A



# 124 Lawton Moor Road

Manchester, M23 0PG

Asking Price £250,000



- OFF ROAD PARKING FOR MULTIPLE CARS
  - FOUR BEDROOMS
- IN NEED OF SOME MODERNISATION
- 0.2 MILE TO WYTHENSHAWE PARK
  - 1.4 MILES TO SALE MOOR
- WITHIN VERY CLOSE CATCHMENT TO THREE SCHOOLS
  - COUNCIL TAX BAND A
  - EPC - TBC

Situated on Lawton Moor Road in the vibrant city of Manchester, this charming house presents an excellent opportunity for those looking to create their dream home. With four spacious bedrooms, this property is perfect for families or those seeking extra space. While the house requires some modernisation, it offers a blank canvas for you to put your own unique spin on it, allowing you to tailor the interiors to your personal taste.

The property boasts off-road parking for multiple vehicles, accommodating up to three cars, which is a significant advantage in this bustling area. The location is particularly appealing, situated just 1.4 miles from Sale, Greater Manchester, providing easy access to a variety of local amenities, shops, and transport links.

Families will appreciate the proximity to good local schools, including Rackhouse Primary School and St Aidans RC Primary School, making this an ideal spot for those with children. The surrounding neighbourhood is friendly and welcoming, offering a sense of community that is often sought after.

In summary, this house on Lawton Moor Road is a fantastic opportunity for buyers looking to invest in a property with potential. With its generous space, parking facilities, and excellent local schools, it is well worth considering for anyone looking to settle in Manchester.



## Road Map



## Hybrid Map



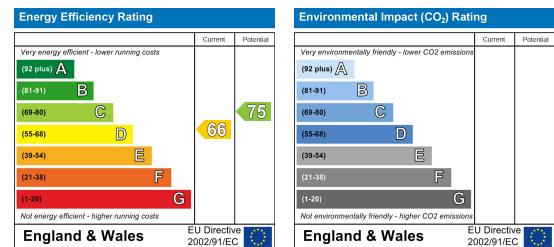
## Terrain Map



## Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.