



141 Lawton Moor Road, Manchester, M23 0PR

£240,000

www.jordanfishwick.co.uk

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jordan fishwick

- Fantastic Plot
- Potential to Extend (STPP)
- Downstairs WC
- Council Tax Band - A (Manchester)
- Three Bedrooms
- Close to Wythenshawe Park
- Close to Local Amenities and Transport Links
- EPC - C

A superbly proportioned three bedroom family home located within this popular neighbourhood. The property has good sized rooms throughout, and a modern kitchen and bathroom fittings.

Boasting a generous plot on a small cul-de-sac section of the road. The location is conveniently within easy reach of the Metrolink, several local Schools, and the open space of Wythenshawe Park.

The property comprises of; Entrance Hall. Having a UPVC double glazed front door. Staircase rises to the First Floor. Door through to the Lounge. A well proportioned reception room having a wide angled UPVC double glazed bay window to the front elevation. Door through to the Kitchen fitted with a range of modern base and eye level units with contrasting worktops. UPVC double glazed window to the rear elevation overlooking the beautifully manicured rear garden. Opening to useful understairs storage cupboard and a further door provides access to a downstairs WC.

First Floor Landing provides access to the three, well proportioned bedrooms that each feature built in storage/wardrobes and family bathroom. Loft access point.

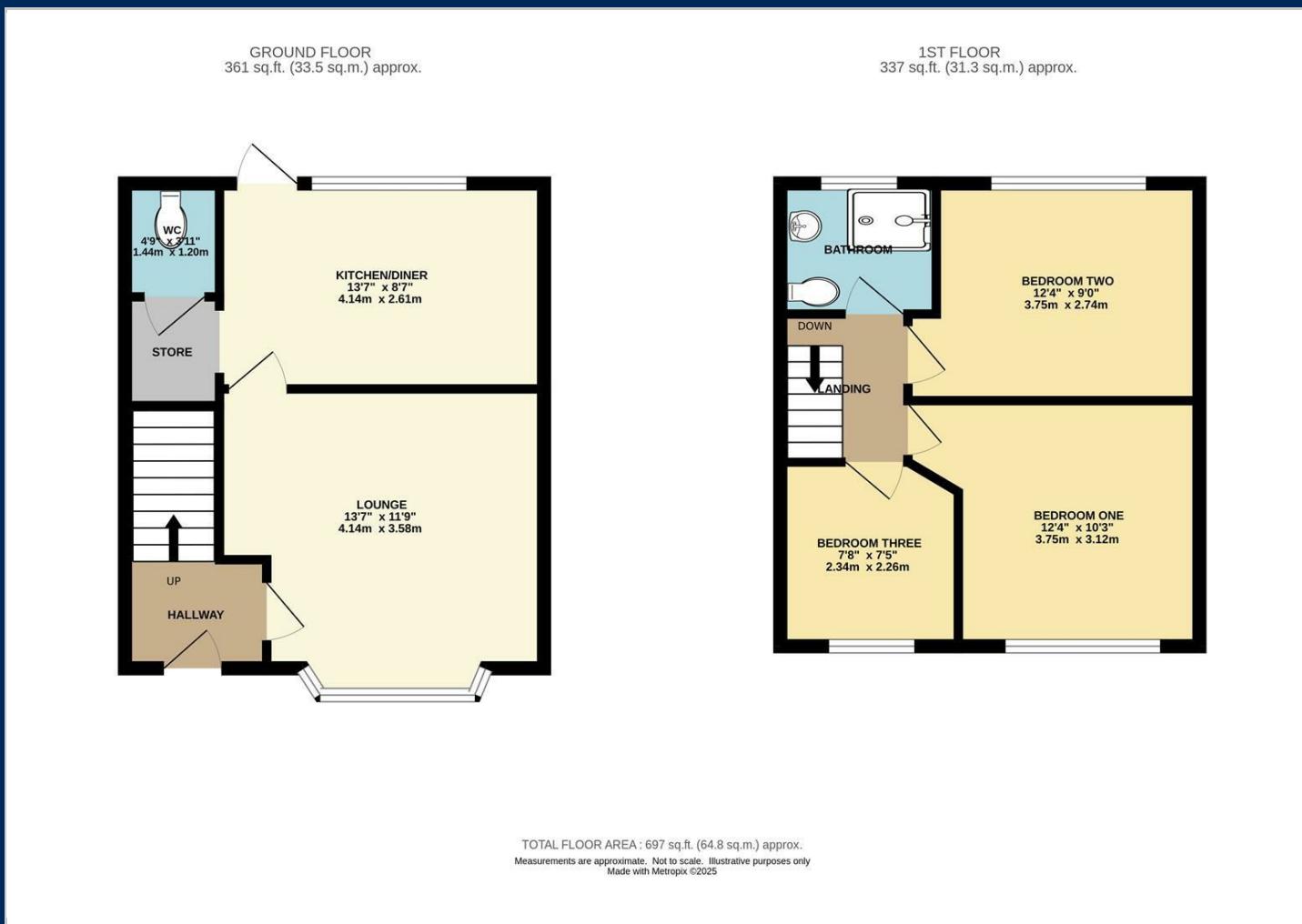
Outside to the front the garden is mainly laid to lawn with flower bed borders and a paved walkway leading to the entrance. To the rear there is a lovely enclosed lawned garden with a range of mature plants, shrubs, and fruit trees. In addition, the property is fully alarmed and benefits from CCTV. Shed with electrical power included.

Viewing is highly recommended to appreciate this wonderful family home. Call now to secure a viewing by appointment only.

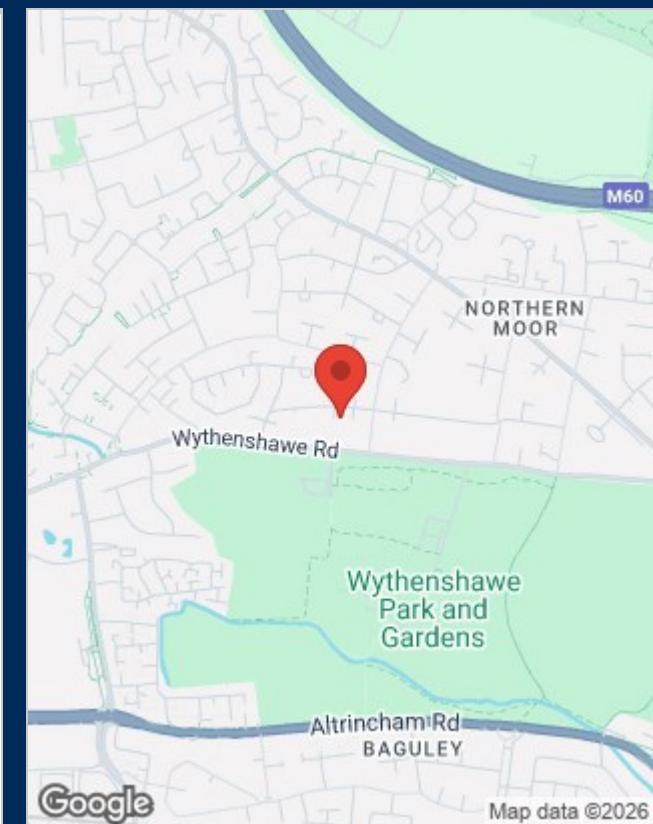




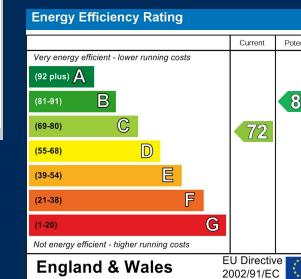
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.