



**GASCOIGNE
HALMAN**

APARTMENT F, 2 LAWNHURST AVENUE,
WYTHENSHAW, MANCHESTER

THE AREAS LEADING ESTATE AGENT

This wonderful 2 DOUBLE BEDROOM, 1 bathroom, top floor apartment is available with NO ONWARD CHAIN, situated near to Wythenshawe Hospital, Manchester Airport and minutes away from the Metro Link, Hallway with storage, an open plan living and dining reception with a Juliette balcony, along with a separate contemporary kitchen. With an allocated parking space and in a well desired location, this property is a must-see.

DESCRIPTION

Well situated within a popular residential development, this delightful two bedroom-, top-floor apartment offers contemporary comfort in a well desired location. With direct access to Manchester Airport, the City Centre, and Altrincham via the nearby Metrolink, it is a prime choice for investors and first time buyers.

Upon entering, the welcoming entrance hallway leads you to a well-proportioned second bedroom, ideal for guests or a home office space. A well-proportioned master bedroom featuring a charming Juliette balcony. A modern three-piece bathroom at the end of the hallway, conveniently situated next to a large storage cupboard. Furthermore, an attractive open-plan living and dining area, complete with a second Juliette balcony that provides plenty of natural light and a separate, contemporary kitchen equipped for modern living.

This property combines ultimate convenience with a contemporary lifestyle in a desirable location. Early viewing is highly recommended.

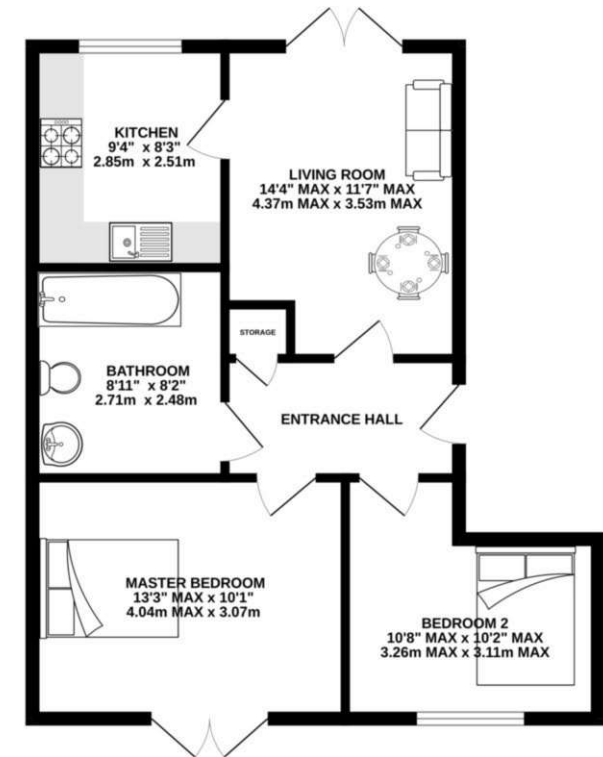
LOCATION

Lawnhurst Avenue is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and Altrincham located nearby can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away. Timperley village meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

M23 9RY

GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



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