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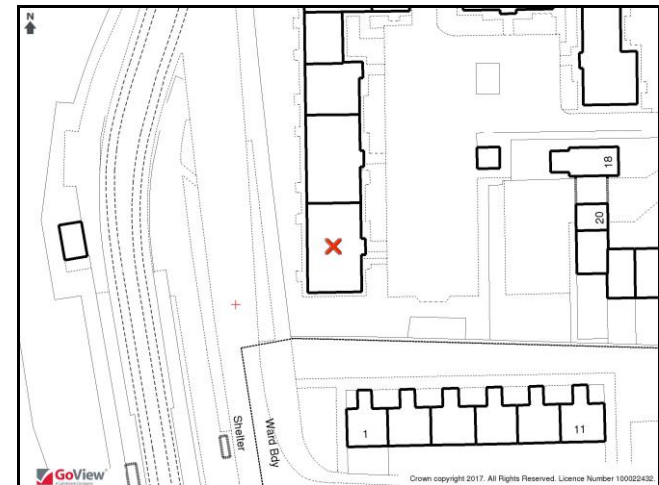
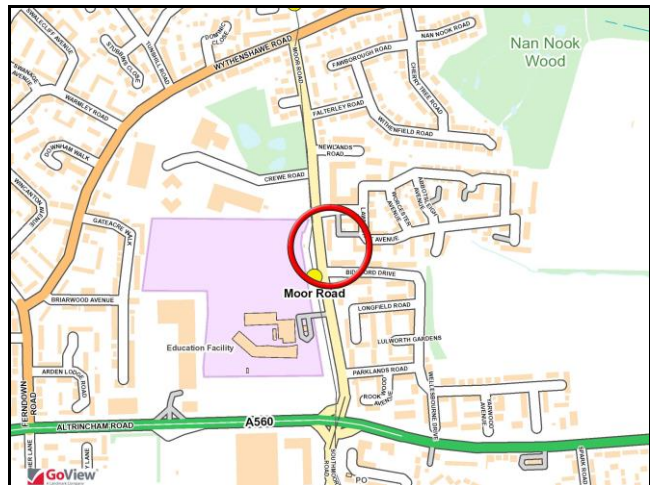


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road and continue along until you reach the next set of traffic lights where you should be sure to turn left onto Marsland Road. Continue along Marsland Road until you reach the traffic lights with Brooklands Metrolink on your right. Turn right onto Brooklands Road and continue along for its entirety. Eventually, you will come to a roundabout where you will need to take the 1st exit onto Altrincham Road and after a short distance, turn slightly left at Southmoor Road. Turn slightly left onto Moor Road and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

16b Lawnhurst Avenue Wythenshawe, Manchester, M23 9RY



A BEAUTIFULLY PRESENTED GROUND FLOOR MODERN APARTMENT WITH IMMACULATE INTERIOR, CONTEMPORARY KITCHEN AND BATHROOM AND VIEWS OVER SCHOOL PLAYING FIELDS.

Short distance to Moor Rd Metrolink Stop. Hallway with storage. Lounge with French doors. Separate Kitchen. Two good-sized Bedrooms, larger than average Second Bedroom. Large Bathroom. Resident Parking. Energy Rating: C

“Immaculate interior!”

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient – higher running costs			
		72	73
England & Wales EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly – higher CO2 emissions			
		67	67
England & Wales EU Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

£130,000

in detail



A beautifully presented, Two Bedroomed Ground Floor Apartment located within this popular modern Development.

The position is ideal with views from the Bedrooms overlooking the School Playing Fields.



The property is located on this very popular Development which is ideal for the new Metrolink Tram Stops with access to the Airport and City Centre.

Internally the property has been tastefully upgraded with neutral re-decoration throughout and contemporary Kitchen and Bathroom fittings.

In addition to the accommodation there is allocated Parking and lovely Communal Garden Areas.

An internal viewing will reveal:

The accommodation

Entrance Hall having doors providing access to the Lounge, Two Bedrooms, Bathroom and useful Storage Cupboard. Entry phone system.

14'2" x 11'6" Lounge. A well-proportioned room having a set of UPVC French doors onto the gardens. Door through to the Kitchen.

9'4" x 8'2" Kitchen fitted with an extensive range of base and eye-level units with worktops over and inset one-and-a-half-bowl stainless steel sink unit with mixer tap. Built-in, stainless steel electric oven with four ring electric hob and extractor over. Space for a tall fridge freezer. Space and plumbing suitable for a washing machine. UPVC double glazed window to the rear.

13'3" x 10'2" Bedroom One. A good-sized Double Bedroom having a set of UPVC double glazed French doors opening onto the gardens to the front overlooking the School Playing Fields.

10'8" x 10'2" (max) Bedroom Two. A larger-than-average Second Bedroom having a UPVC double glazed window to the front elevation.

The Bathroom is fitted with a modern suite comprising of: panelled bath with thermostatic shower over, low-level WC with push button flush, pedestal wash hand basin. Tiled floor. Part-tiled walls.

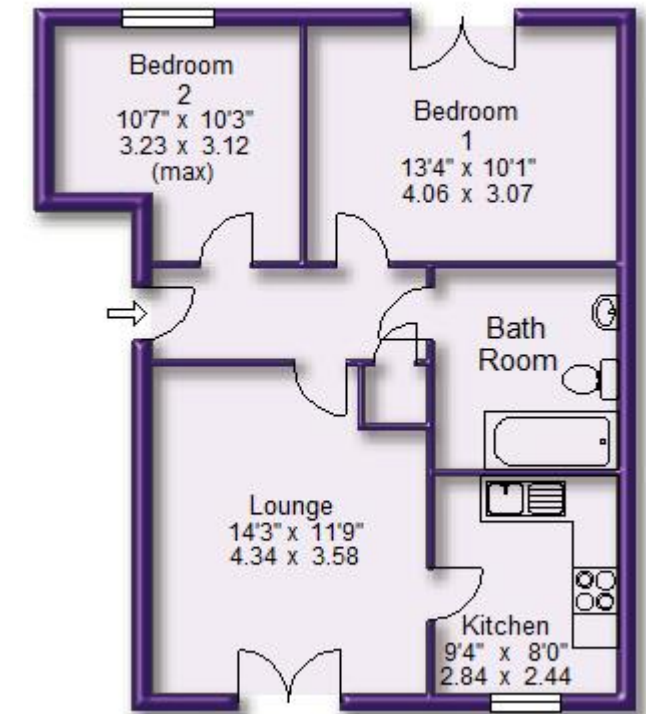
Outside

Outside there is Resident Parking and is surrounded by well-kept Communal Garden Areas.

Immaculate interior!



Approx Gross Floor Area = 618 Sq. Feet
= 57.29 Sq. Metres



Ground Floor