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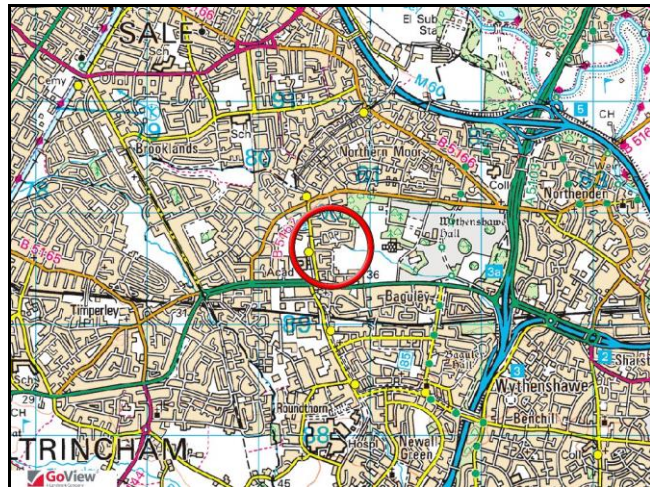
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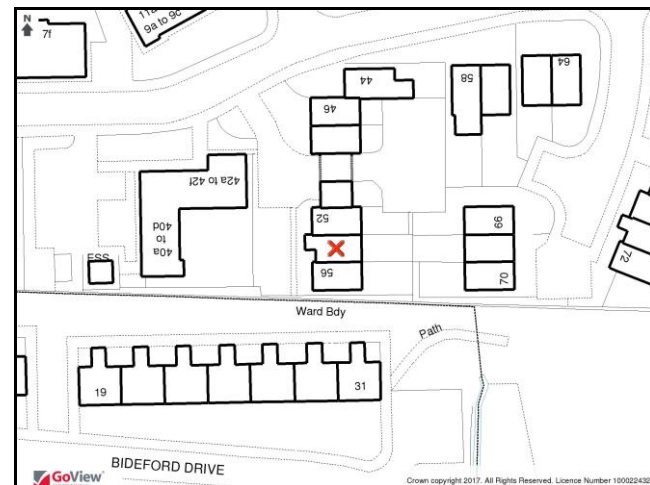
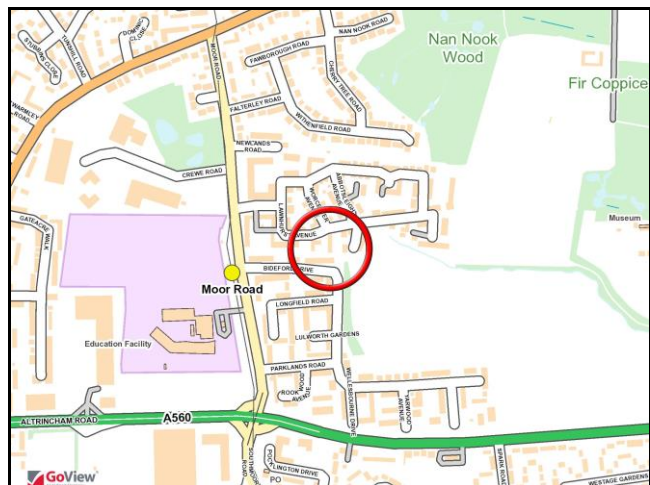


INDEPENDENT ESTATE AGENTS

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. Proceed through the 1st set of traffic lights and then at the 2nd set of traffic lights turn left onto Moor Road. Proceed along and turn left onto Lawnhurst Avenue. Turn right to stay on Lawnhurst Avenue and then turn right again. The property will be found on the right hand side.



energy efficiency

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

To follow



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



INDEPENDENT ESTATE AGENTS

54 Lawnhurst Avenue Wythenshawe, M23 9SA



AN EXCELLENT SIZED FOUR BEDROOMED MODERN TOWNHOUSE LOCATED ON THIS EVER POPULAR DEVELOPMENT. STYLISH NEUTRAL INTERIOR. TWO PARKING SPACES.

Hall. WC. Lounge. Dining Kitchen. Four good-sized Bedrooms over the upper Two Floors. Two Bath/Shower Room, One En Suite. Lovely enclosed rear Garden. Energy Rating: B

“ Always popular houses! ”

£229,950

in detail



An excellent-sized, Four Bedroomed modern Townhouse located on this ever popular Development.

Stylish, neutral interior throughout and over 1100 sqft of accommodation over Three Floors.

The property is located on this now well-established, modern Development with the new Metrolink Stops located close by.

In addition to the accommodation there are Two allocated Parking Bays.

An internal viewing will reveal:

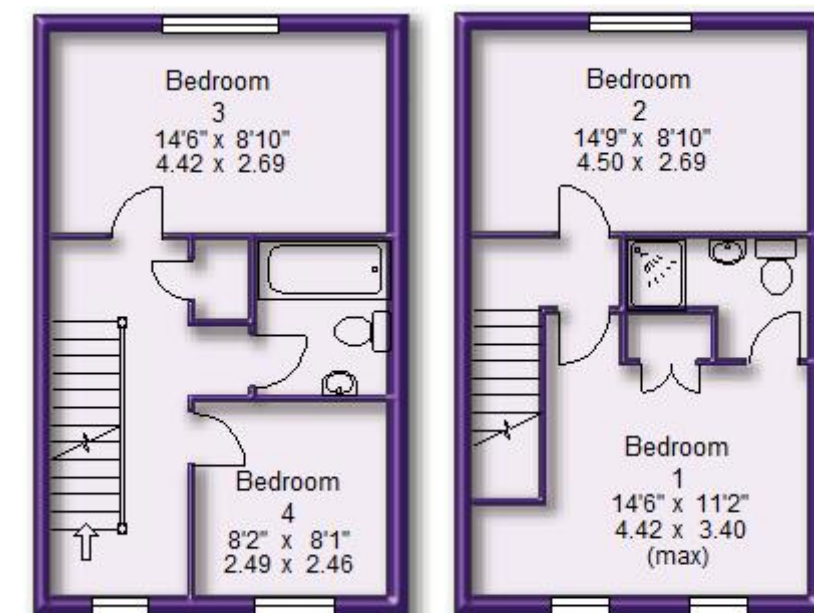
The accommodation

Entrance Hall having an opaque, leaded UPVC double glazed front door. UPVC double glazed window to the side. Staircase rises to the First Floor. Doors open to the Ground Floor WC and Lounge.

Ground Floor WC fitted with a low-level WC. Wash hand basin. Opaque, UPVC double glazed window to the front elevation.

15'4" x 11'4" Lounge, a superb, large Reception Room having a leaded, UPVC double glazed window to the front elevation. Coved ceiling. Door through to the Dining Kitchen.

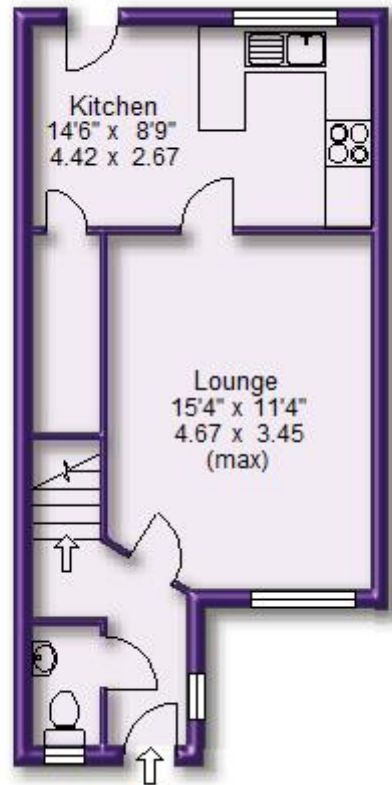
14'6" x 8'9" Dining Kitchen. A well-proportioned room with plenty of space for a table. The Kitchen is fitted with a range of modern base and eye-level units with chrome handles and worktops over with inset, one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, stainless steel fronted 'Bosch' electric oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. UPVC double glazed window and door open to the rear. Wall-mounted, gas central heating boiler concealed within One of the wall-mounted cupboards. Inset spotlights to the ceiling. Door through to a large, understairs storage cupboard.



First Floor

Second Floor

Approx Gross Floor Area = 1129 Sq. Feet
 = 104.65 Sq. Metres



Ground Floor

First Floor Landing having a spindled balustrade to the return of the staircase opening. UPVC double glazed window to the front. Doors then open to Two of the Bedrooms, Bathroom and useful airing cupboard housing the hot water tank. A further spindled staircase rises to the Second Floor.



14'6" x 8'10" Bedroom Three. An excellent-sized Double Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens.



8'2" x 8'1" Bedroom Four having a UPVC double glazed window to the front elevation.



6'10" x 5'7" Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with electric shower over, pedestal wash hand basin, low-level WC. Part-tiled walls.



Second Floor Landing having doors opening to Bedrooms One and Two. Loft access point.

14'9" x 8'10" Bedroom Two having a UPVC double glazed window to the rear elevation overlooking the Gardens.



14'6" (max) x 11'2" Bedroom One. A superb, large Double Bedroom having Two UPVC double glazed windows to the front elevation. Built-in wardrobe cupboard. Door through to the En Suite Shower Room.



En Suite Shower Room fitted with a modern white suite with chrome fittings comprising of: enclosed shower cubicle with thermostatic shower, ow-level WC, pedestal wash hand basin. Part-tiled walls.



Outside

Outside to the front, the property is approached via a paved Pathway leading to the front door.

Whist to the rear, the property enjoys a lovely, enclosed Garden which has an area of lawn leading to the decked Patio Area with Pathway along One side.

Always popular houses!

