



**16 Lakeside Rise, Manchester, M9 8QD**

**Asking Price £170,000**



A well-presented three-storey townhouse in the sought-after Lakeside Rise Development, offering spacious and modern living with woodland views.

This property features a downstairs WC, garage, entrance hall, and a bright fully fitted kitchen with access to the back patio area with open views of woodland and the lake. To the first floor there is a spacious reception room with a balcony overlooking the lakeside and a double bedroom, further up on the second floor we have a very large double bedroom with an en-suite bathroom and fitted wardrobes this room also has amazing views of the surrounding woodland and lake to the rear. This property also comes with an allocated parking space.

Situated near the Crumpsall and Prestwich borders, the area is well-served by North Manchester General Hospital, Co-op Academy Manchester, Heaton Park, Plant Hill Park, and Bogart Hole Clough, along with local shops, supermarkets, good schools, and the Bowker Vale Metrolink station.

