



**104 LAWNHURST AVENUE, M23 9SA**  
**£325,000**

 3  3  1



## DESCRIPTION

A BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE CONSTRUCTED IN 2010 AND PRESENTED IN EXCELLENT CONDITION THROUGHOUT. THIS FREEHOLD PROPERTY BENEFITS FROM A BEAUTIFULLY MAINTAINED AND WELL STOCKED SOUTH FACING REAR GARDEN AND A MASTER BEDROOM WITH FITTED FURNITURE AND EN-SUITE SHOWER ROOM. Further benefits include off road parking, integral single garage, separate utility room, downstairs shower room/WC and a modern kitchen with Juliet balcony. The property forms part of an incredibly popular and modern development which is located close to local amenities such as Manchester Airport and Wythenshawe Hospital in addition to being within just a moments walk of the Metrolink Network.

In brief the accommodation comprises: Entrance hallway, integral single garage with lighting, downstairs shower room/WC, separate utility room with sink and bedroom three with direct garden access via patio doors. To the first floor there is a spacious lounge and a fully fitted dining kitchen with Juliet balcony to the front aspect. To the second floor you will find the family bathroom, and two double bedrooms including the master which is serviced by an en-suite shower room and incorporates modern fitted furniture. Externally to the rear there is a SOUTH FACING garden which is mainly laid to lawn with an initial decked seating area and secure fencing enclosure. To the front there is a driveway providing off road parking and garage access. Viewings are highly recommend to appreciate the quality of accommodation on offer.

## KEY FEATURES

- Modern three bedroom townhouse
- Master bedroom with En-Suite
- Integral single garage
- Presented to an excellent standard
- Close to the Metrolink Network
- South facing rear garden





'An excellent opportunity to acquire the beautifully presented three bedroom townhouse which benefits from a South Facing rear garden and is just a moments walk from the Metrolink Network'

## DIMENSIONS

### Ground Floor

Entrance Hallway

**Integral Garage**  
15'7" x 8'5" (4.75 x 2.57)

**Shower Room/WC**  
2'11" x 7'6" (0.90 x 2.31)

**Separate Utility**  
6'2" x 4'1" (1.88 x 1.27)

**Bedroom Three**  
10'5" x 8'5" (3.18 x 2.57)

### First Floor

Landing

**Living Room**  
14'11" x 10'9" (4.57 x 3.28)

**Dining Kitchen**  
15'5" x 8'7" (4.70 x 2.64)

### Second Floor

**Bedroom One**  
15'10" x 13'1" (4.85 x 4.01)

### En-Suite

3'3" x 8'6" (1.0 x 2.61)

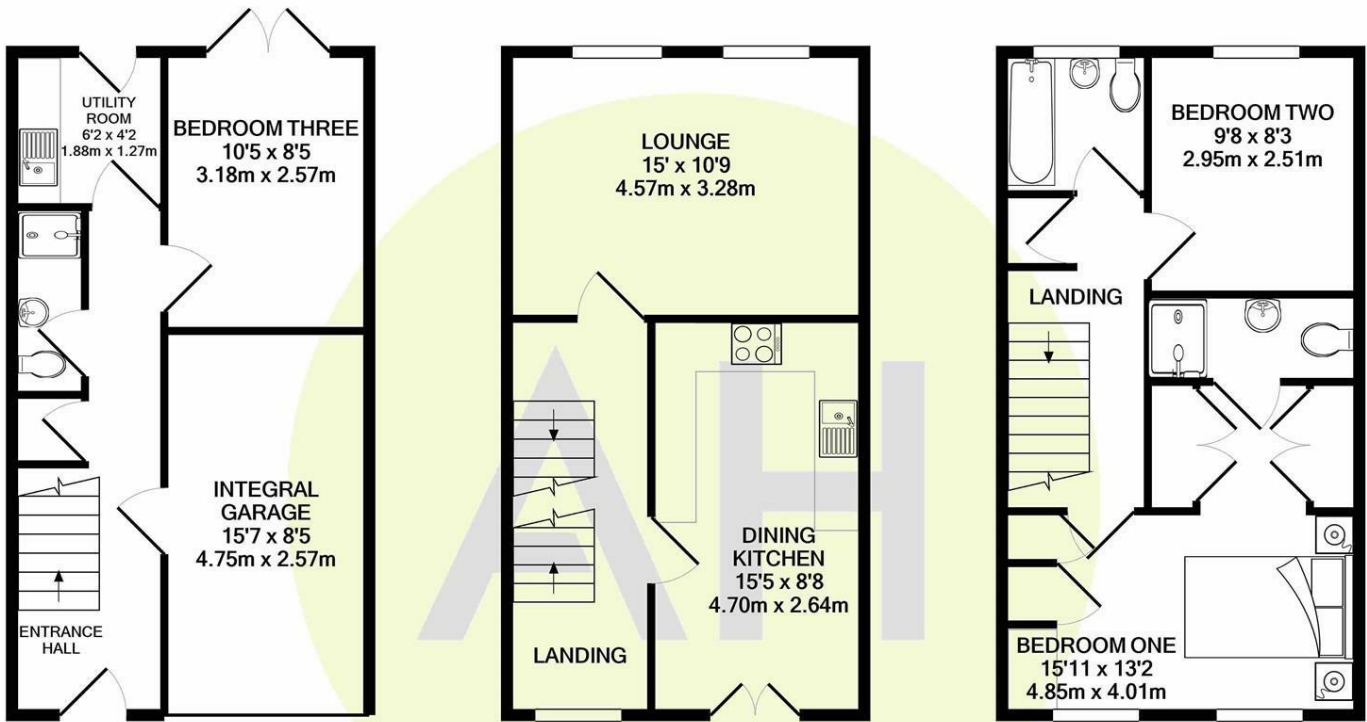
**Bedroom Two**  
9'8" x 8'2" (2.95 x 2.51)

**Bathroom**  
5'10" x 5'9" (1.80 x 1.76)

### Externally

Rear Garden

Driveway



GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# ASHWORTH HOLME

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

