



## 240 Lawnhurst Avenue, Wythenshaw, Manchester M23 9SB

£175,000

**\*\*\*NO ONWARD CHAIN\*\*\*** ARCHITECT REMODELLED and newly refurbished apartment, beautifully presented and superbly proportioned, which needs to be seen to be appreciated. The property is approached via the secure communal entrance hall with storage facility. The large, light and airy private entrance hall provides further storage and access to all rooms, two double bedrooms, large bathroom and generous open-plan kitchen / dining / living room. To the rear of the apartment is the impressive open-plan kitchen / dining / living room, whilst to the front is the master bedroom benefitting from an en-suite shower room. There is a second double bedroom serviced by the large family bathroom. This is THE ONLY two bed, two bath apartment in the entire development. Viewing is essential to appreciate the quality of the accommodation on offer. Residents private parking and surrounding lawns.



## Communal Entrance Hall

Secure Entry System

## Private Entrance Hall

Secure phone entry system. Laminate wood flooring. Recessed low voltage lighting. Radiator

## Open Plan Living Dining Kitchen Comprising

24'4" x 13'1" (7.42 x 3.99)

### Kitchen Area

With a range of high gloss wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Work surface also provides breakfast bar. Integrated fridge, freezer, oven/grill plus 4 ring gas hob with stainless steel splashback and extractor hood. Cupboard housing gas central heating boiler. Plumbing for washing machine. Extractor fan. Radiator. Hardwood oak flooring.

### Living Dining Area

With ample space for living and dining suite. PVCu double glazed window to the rear overlooking the rear garden. Hardwood oak flooring. Radiator.

### Bedroom One

13'5" x 10'7" (4.11 x 3.25)

With PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point.

### Ensuite Shower Room

8'0" x 4'0" (2.44 x 1.22)

With a suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls and floor. Chrome heated towel rail. Extractor fan.

### Bedroom Two

9'8" x 9'1" (2.95 x 2.77)

PVCu double glazed window to the front. Radiator. Telephone point.

### Bathroom

9'1" x 6'7" (2.77 x 2.01)

With a modern white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin with storage beneath and WC. Fitted storage cupboard. Chrome heated towel rail. Underfloor heating.

Extractor fan. Opaque PVCu double glazed window to the front. Tiled walls and floor.

## Outside

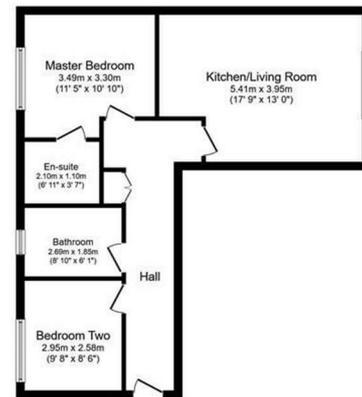
Residents allocated parking.

## Tenure / Service Charge

We are informed the property is held on a leasehold basis. Full details will be provided by our clients Solicitor. The service charge is approximately £80.00 per calendar month and including cleaning, heating and lighting of common parts and grounds maintenance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
EU Directive 2002/91/EC		
England & Wales		

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



Total floor area 60.0 sq. m. (646 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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