



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

86 Lawnhurst Avenue

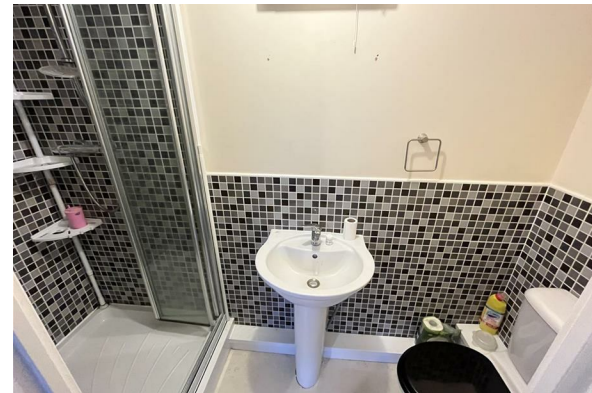
Wythenshawe, Manchester, M23 9SA



£310,000

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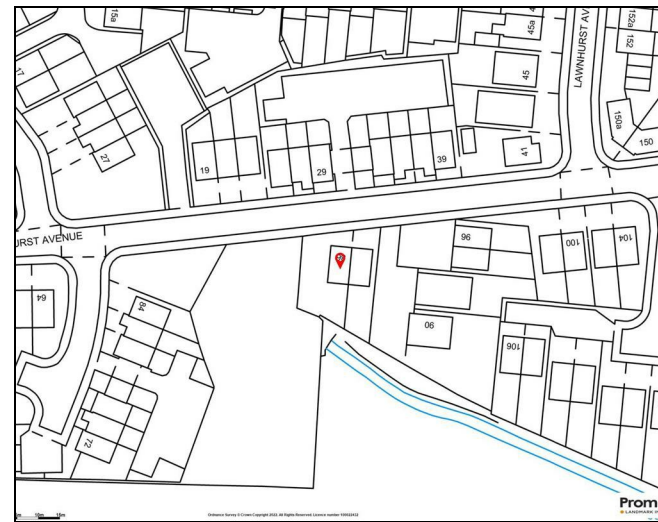
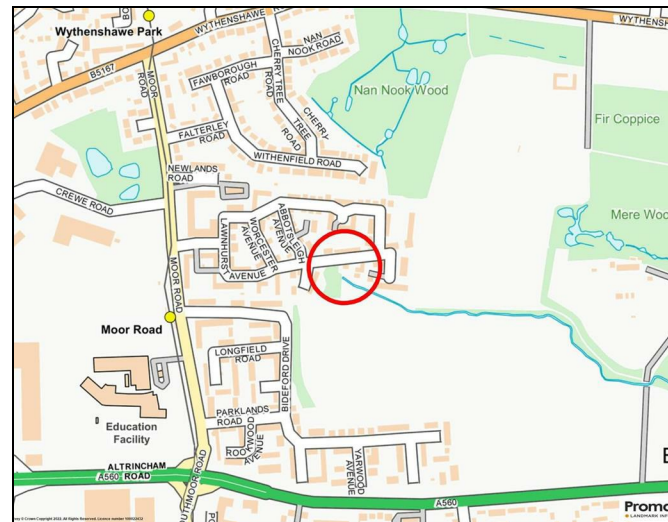
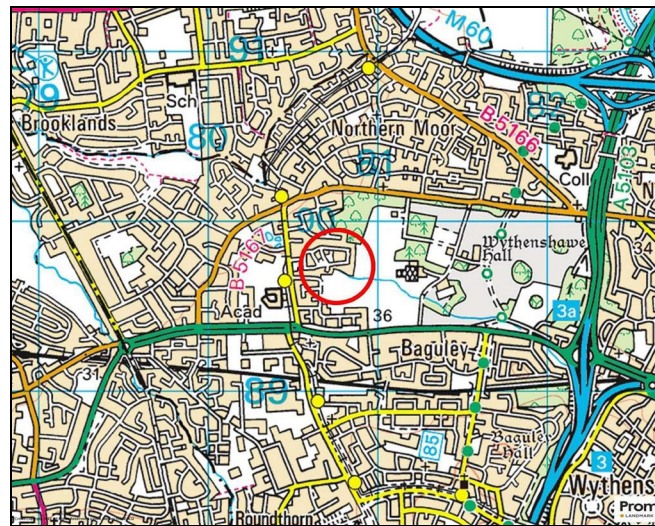


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

****BEST & FINAL OFFERS BY 12PM ON TUESDAY 15TH MARCH 2022!**** A SUPERBLY PROPORTIONED THREE/FOUR BEDROOMED MODERN SEMI DETACHED TOWNHOUSE WHICH ENJOYS A LOVELY POSITION ON THIS POPULAR DEVELOPMENT. OPEN VIEWS TO THE REAR.

Hall. Ground Floor WC. Playroom/Bed4. Dining Kitchen. First Floor - Large Lounge. Bedroom 3. Second Floor - Spacious Bedroom 1. Bedroom 2. Two Bath/Shower one En Suite. Private rear Garden. Long Driveway.

CONTACT SALE 0161 973 6688



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.

in detail

A superbly proportioned Three/Four Bedroomed, modern Semi-Detached Townhouse with over 1000 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.

This particular property enjoys a great position with open views to the rear over Playing Fields.

In addition to the Accommodation, there is ample Parking on a long Driveway next to the house and an enclosed Private rear Garden.

An internal viewing will reveal:

Ground Floor- Entrance Hall having an opaque, leaded, double glazed front door. Spindled staircase rises to the First Floor. Useful understairs storage. Doors then open to the Playroom/Bedroom Four, Ground Floor WC and Dining Kitchen.

Playroom/Bedroom Four having a uPVC double glazed window to the front elevation.

Ground Floor WC fitted with a low-level WC. Pedestal wash hand basin.

Dining Kitchen. An excellent-sized room with plenty of space for a dining table. The Kitchen itself is fitted with an extensive range of modern base and eye-level units with worktops over and inset, one and a half bowl, stainless steel sink unit with mixer tap. Built-in, electric, stainless steel fronted double oven with four ring gas hob and extractor hood over. Ample space for a range of freestanding appliances. Wall-mounted, 'Glowworm', gas central heating boiler concealed within one of the cupboards. uPVC double glazed French doors open out to the rear Garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further spindled staircase rises to the Second Floor. uPVC double glazed window to the side elevation. Doors then provide access to the Lounge, Bedroom Three and Family Bathroom.

Lounge. A superb, large Reception Room having a set of uPVC double glazed French doors opening out onto a Juliette Balcony which provides views over the Garden and Open Playing Fields beyond.

Family Bathroom fitted with a white suite with chrome fittings comprising of: panelled bath with electric shower over, pedestal wash hand basin, low-level WC. Part-tiled walls. Door opens to useful airing cupboard housing the hot water tank.

Bedroom Three having a uPVC double glazed window to the front elevation.

Second Floor Landing having a uPVC double glazed window to the side elevation. Loft access point. Doors then open to Bedrooms One and Two.

Bedroom One. A well-proportioned Double Bedroom having a uPVC double glazed window to the rear elevation providing views over the Garden and the Open Playing Fields beyond. Additional uPVC double glazed window to the side. Door opens to the En Suite Shower Room.

En Suite Shower Room fitted with a suite comprising of: enclosed shower cubicle with thermostatic shower, low-level WC, pedestal wash hand basin.

Bedroom Two. Another good-sized Double Bedroom having a uPVC double glazed window to the front elevation.

Outside to the front, the property is approached via a long Driveway providing ample Off Street Parking.

To the rear, the property enjoys a lovely, enclosed Private rear Garden.

A superb Family Home!

