



218 Lawnhurst Avenue, Manchester
Manchester

Guide Price £330,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Manchester, Manchester

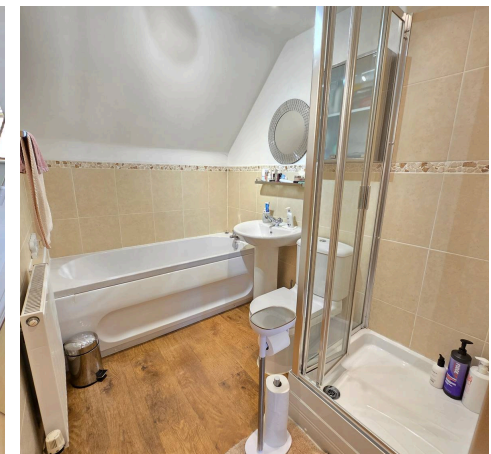
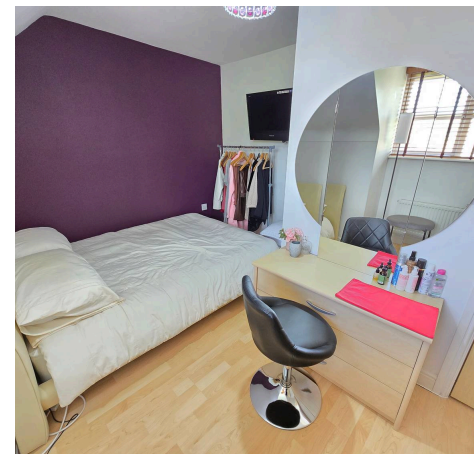
Modern three-bedroom townhouse with en suite, open plan kitchen-diner, utility, driveway, and great transport links near Metrolink, retail park, and Wythenshawe Hospital.

Council Tax band: D

Tenure: Leasehold

Ground Rent - £150 Per Annum

- BEAUTIFUL TOWNHOUSE STYLE HOME
- THREE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- GROUND LEVEL W.C./CLOAKROOM
- ENCLOSED GARDEN
- DRIVEWAY
- CLOSE TO METROLINK
- CONVENIENT REACH OF RETAIL PARK AND WYTHENSHAW HOSPITAL



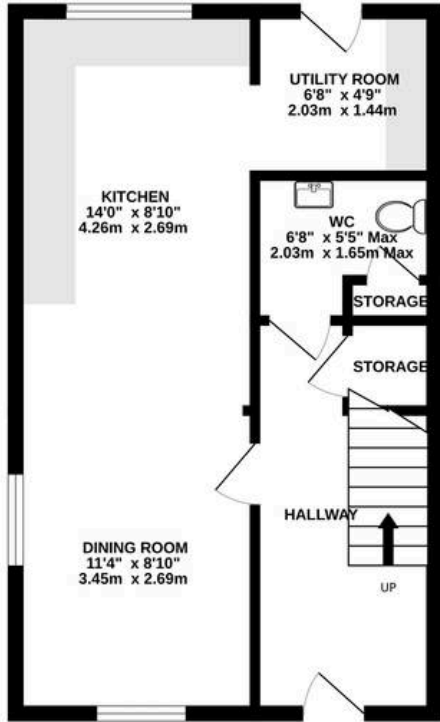
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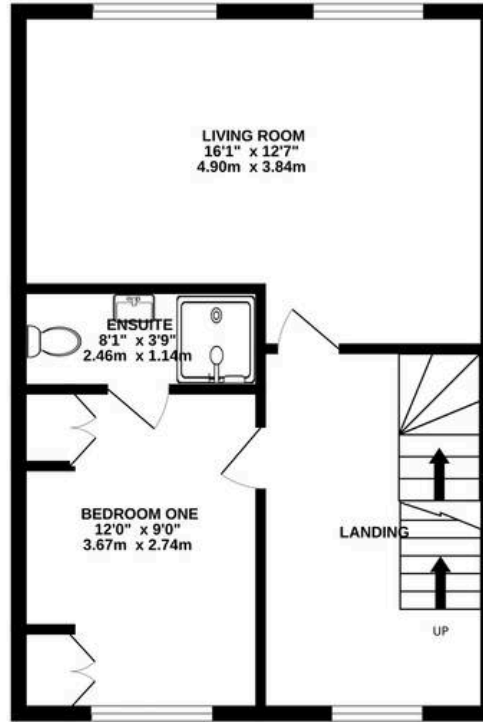
This beautifully presented townhouse style home offers spacious and contemporary living across three well-proportioned bedrooms, making it an ideal choice for families and professionals alike. The property welcomes you with a welcoming entrance hall that leads into a well proportioned open plan kitchen and dining area, thoughtfully designed to create a sociable and practical space for every-day living and entertaining guests. The modern kitchen is fitted with a range of eye and base level units and integrated appliances, providing ample storage and worktop space, while the adjoining dining area comfortably accommodates a family table. A separate utility room offers additional convenience for laundry and household tasks, and a ground level W.C. and cloakroom ensure practicality for guests and residents. Upstairs, the property features three inviting bedrooms over two more floors, each with a good degree of natural light and neutral decor, offering flexibility for use as bedrooms, a home office, or guest accommodation. The principal bedroom benefits from access to a stylish en suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. The property further boasts a private driveway, providing valuable off-road parking. Situated in a desirable location, the house is within convenient reach of the Metrolink, ensuring excellent transport links to Manchester city centre and surrounding areas, and is also close to a popular retail park, offering a range of shopping and leisure facilities. Wythenshawe Hospital is nearby, making this property particularly attractive for healthcare professionals or those seeking easy access to medical services.



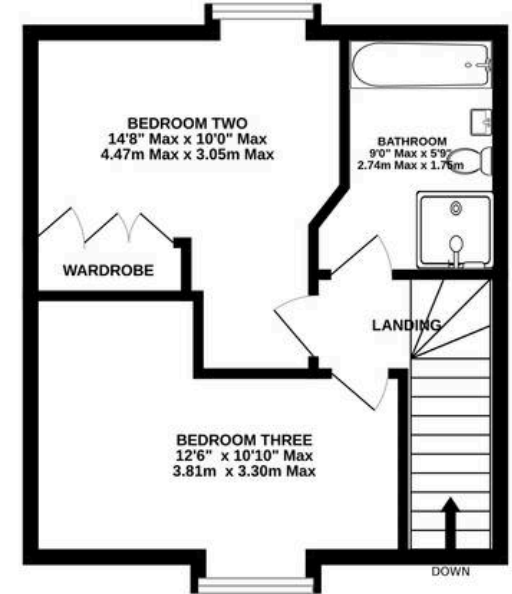
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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