



*jordan fishwick*

# 89 Lawnhurst Avenue, Wythenshawe, Manchester, M23 9RW

Offered on a NO CHAIN basis, this beautifully presented four double bedroom detached family home situated on a popular residential estate within a short walk to the metrolink, good schools and amenities! Benefitting from a detached double garage, two ensuite bathrooms and fitted wardrobes to all bedrooms.

The property briefly comprises; entrance hallway, dining room opening into a large lounge with doors onto the garden, modern kitchen with doors onto the garden, utility room, downstairs WC and study. To the first floor, there are three double bedrooms, with ensuite shower room to bedroom two, family bathroom and airing cupboard. The master suite occupies the second floor and benefits from fitted wardrobes and five piece ensuite bathroom.

\*\*Video Tour is Available\*\*

## Offers in the region of £460,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

### Entrance Hall

Welcoming entrance hallway with radiator, ceiling light point, and spindled balustrade.

### Dining Room 3 x 3 (9'10" x 9'10")

Reception room currently used as a dining room, UPVC window to the front aspect, radiator, ceiling light point and double doors through to the lounge.

### Lounge 3.73 x 5.5 (widest points) (12'3" x 18'1" (widest points))

Fantastic size living room with inset modern fireplace with decorative stone tiled chimney breast creating a focal point to the room, UPVC double doors to the garden, UPVC window to the side aspect, ceiling light point, radiator and door to hallway.

### Kitchen 3.8 x 3.5 (12'6" x 11'6")

Modern fitted kitchen comprising of a range of wood effect, gloss wall and base level units incorporating 1 ½ inset sink with mixer tap, eye level double oven, gas hob, extraction hood and integrated dishwasher, fridge and freezer. UPVC

double doors to the garden, UPVC window to the side aspect, recessed ceiling spotlighting, radiator and space for breakfast table.

### Utility Room 1.66 x 2.7 (5'5" x 8'10")

Fitted with worktop, stainless steel sink, cupboards and space for washing machine. Ceiling light point, door to access the exterior, and giving access to the downstairs WC.

### Downstairs WC 1.46 x 2.7 (4'9" x 8'10")

Fitted with a low level WC, wash hand basin with storage cupboard beneath. Ceiling light point, UPVC window to the side aspect, radiator.

### Study 2.5 x 1.85 (8'2" x 6'1")

Fitted with desk and useful storage cupboards, UPVC window to the front aspect, ceiling light point and radiator.

### First Floor

### Bedroom Two 4.4 x 2.74 (14'5" x 9'0")

Double bedroom benefitting from fitted wardrobes, access to an ensuite shower room, two UPVC windows to the rear aspect, ceiling light point, radiator.

### Ensuite Shower Room 2.7 x 1.5 (widest points) (8'10" x 4'11" (widest points))

Fitted with a low level WC, pedestal wash hand basin, shower cubicle with folding glazed door. Tiled flooring and part tiled walls with accent border. UPVC window to the side aspect. Radiator and ceiling light point.

### Bedroom Three 4 x 2.6 (13'1" x 8'6")

Double bedroom with fitted wardrobes, UPVC window to the front aspect, radiator and ceiling light point.

### Bedroom Four 2.9 x 3.2 (9'6" x 10'6")

Another double bedroom benefitting from fitted wardrobe space, UPVC window to the front aspect, radiator, ceiling light point and UPVC window to the front aspect.

### Bathroom 2.55 x 2.57 (8'4" x 8'5")

Family bathroom fitted with low level WC, wash hand basin with storage drawers beneath, panelled bath with mixer tap and shower cubicle with folding door and thermostatic mains shower. Tiled flooring, part tiled walls with accent border, radiator, recessed ceiling spotlighting, UPVC window to the rear aspect.

## Second Floor

### Master Bedroom 4.7 x 4.1 plus wardrobes (15'5" x 13'5" plus wardrobes)

Wonderful sized master suite occupying the full top floor of the property, with two recessed UPVC windows to the front and rear and one to the side aspect. Fitted wardrobes and access to the ensuite bathroom. Ceiling light point, radiator.

### Ensuite Bathroom 2.57 x 3 (8'5" x 9'10")

Fitted with panelled bath, shower cubicle with folder door and thermostatic mains shower, low level WC, and double vanity sink unit with mixer taps. Recessed ceiling spotlighting, UPVC window to the front aspect, part tiled walls.

## Externally

The property is set back behind hedging and front lawned areas, pathway to the front door. To the side of the property there is a driveway offering ample parking in front of the double detached garage. To the rear of the property, the garden is enclosed with timber fencing and is laid to lawn, the rest is flagged and decked patio area with a further flagged area to the side of the property.

## SERVICES

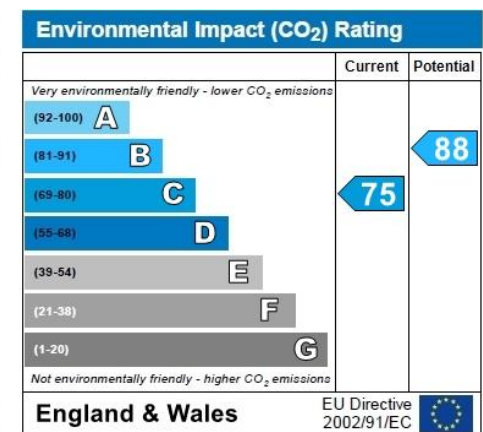
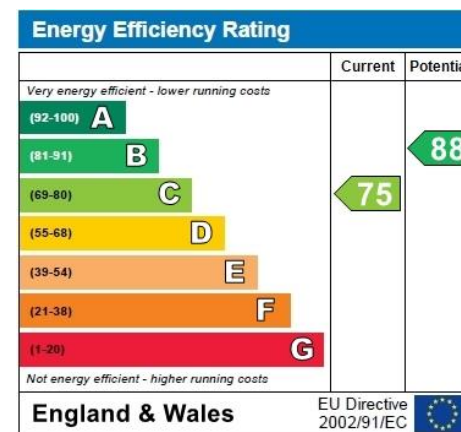
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

## FIXTURES AND FITTINGS

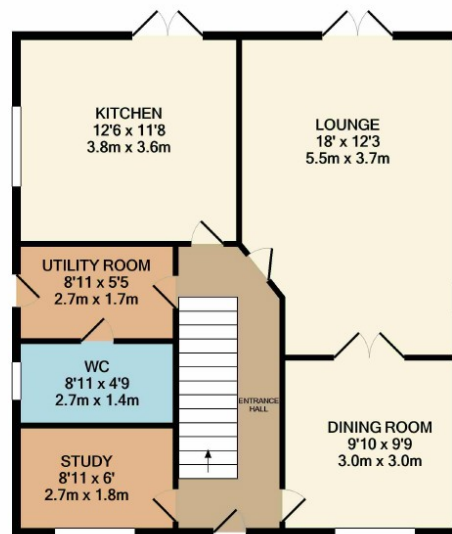
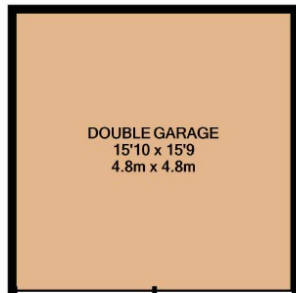
Only those items expressly mentioned within the confines of these particulars are included in the sale.

## COUNCIL TAX

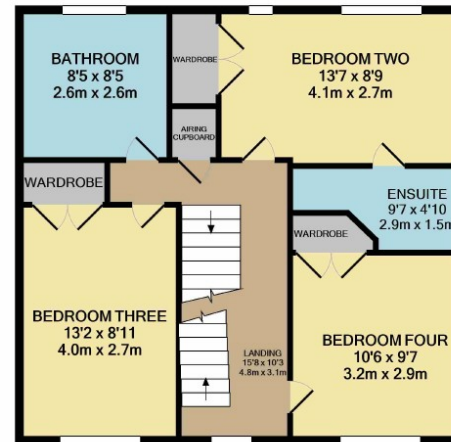
Please contact Council Tax Department to ascertain the banding and amount payable for the current year.





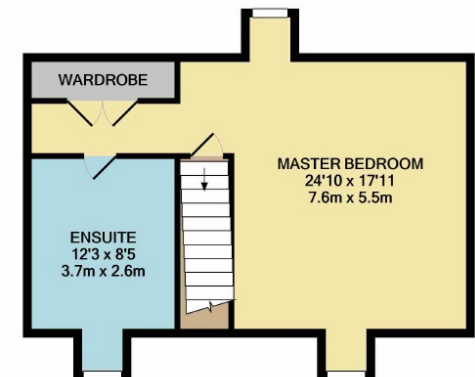


GROUND FLOOR  
APPROX. FLOOR  
AREA 936 SQ.FT.  
(86.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1933 SQ.FT. (179.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)

CHORLTON Tel: 0161 860 4444    DIDSBUY Tel: 0161 445 4480    DISLEY Tel: 01663 767878    GLOSSOP Tel: 01457 858 888    HALE Tel: 0161 929 9797    MACCLESFIELD Tel: 01625 434 000  
MANCHESTER Tel: 0161 833 9499    NORTHERN QUARTER Tel: 0161 833 9499    SALE Tel: 0161 962 2828    SALFORD Tel: 0161 833 9499    WILMSLOW Tel: 01625 532 000    WHITHINGTON Tel: 0161 438 2414

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