HUNTERS®

HERE TO GET *you* THERE



Lawton Moor Road

Manchester, M23 0PU

Offers Over £275,000

3 | 1 | 2 | D

Council Tax: B





81 Lawton Moor Road

Manchester, M23 0PU

Offers Over £275,000





- NO CHAIN
- LARGE GARDEN
- CONSERVATORY
- MODERN KITCHEN WITH INTERGRATED APPLIANCES
- 0.2 MILE TO WYTHENSHAWE PARK
- 1.1 MILE TO DIXONS BROOKLANDS ACADEMY 7 0.2 MILE TO ST AIDANS RC SCHOOL
- 1.4 MILES TO SALE MOOR
- CLOSE TO M56/M60 MOTORWAY
- COUNCIL TAX BAND - B
- EPC - D

ADDITIONAL INFO

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take his responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sales.

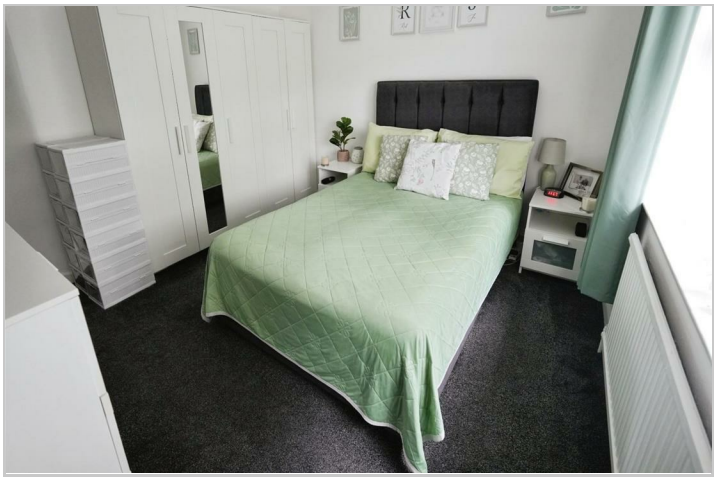
Located on the charming Lawton Moor Road, this delightful semi-detached house, built between 1950 and 1959, offers a perfect blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

One of the standout features of this property is the large garden, both front and back, which offers a fantastic outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The conservatory adds an extra touch of elegance, providing a bright and airy space to unwind while overlooking the garden.

The modern kitchen is equipped with integrated appliances, ensuring that cooking and meal preparation are both efficient and enjoyable. This contemporary space is perfect for those who appreciate a stylish and functional cooking environment.

Conveniently located close to the M56 and M60 motorways, this home offers excellent transport links for commuters, making it an ideal choice for those who travel for work or leisure.

In summary, this semi-detached house on Lawton Moor Road presents a wonderful opportunity to acquire a family home that combines spacious living, modern amenities, and a lovely outdoor area, all within easy reach of major transport routes. Don’t miss the chance to make this charming property your own.

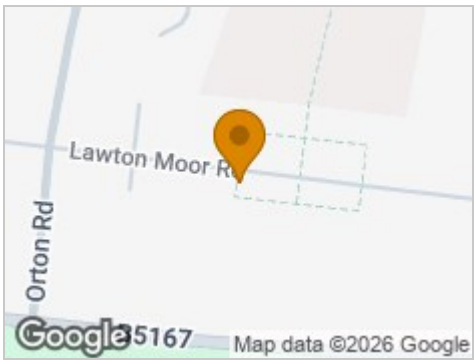








Road Map



Hybrid Map



Terrain Map



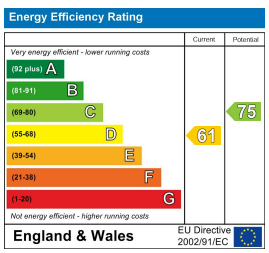
Floor Plan

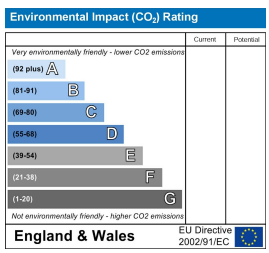


Viewing

Please contact our Hunters South Manchester Office on 0161 945 9000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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