





## **8 LYTHERTON AVENUE**

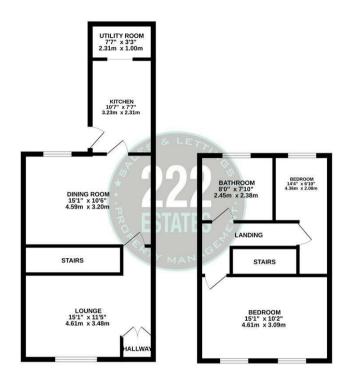
CADISHEAD, M44 5BY

£170,000 FREEHOLD

Offered with no onward chain - this very well proportioned two bedroom mid terraced property is is situated in a cul-de-sac meaning no through traffic. It's nice and quiet and close to local shops and a short drive to the Trafford Centre and Manchester.

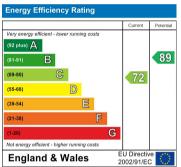


GROUND FLOOR 1ST FLOOR 1ST FLOOR 364 sq.ft. (33.8 sq.m.) approx. 364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 sq.m.) approx.
White every attempt has been made to ensure the accuracy of the thoughts occasioned new, measurements of the properties of the statement of the statement. They are not in this statement purposes only and thought be used as built by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to there operatingly efficiency can be given.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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