



26 Lydney Avenue
Heald Green SK8 3LT
£375,000

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£375,000

A superb refurbished three bedroom semi-detached house presented to an exceptionally high standard throughout.

The accommodation provided is as follows: Entrance hallway, Living room with bay window to the front opening into a large dining area/ kitchen across the rear of the property, Downstairs WC, Utility room, Store room which could be used as an office.

On the first floor are three bedrooms - two double rooms and a single bedroom currently outfitted as a walk in wardrobe and a modern shower room .

Outside has gardens and parking to front with and an enclosed garden to the rear.

The property forms part of a well-established residential area, with good access to amenities, transport links and schools. An internal inspection is strongly recommended.

- Three Bedroom
- Gas Central heating
- PVCU double glazing
- Open Plan Kitchen/Dining Area
- Electrical Rewire in the last 5 Years
- Recently renovated
- Utility Room
- Cavity Wall Insulation
- Downstairs WC
- Private Rear Garden



Entrance Hall
11'08 x 5'4

Living Room
13'4 (into the bay) x 11'09
Bay Window, Opening to:

Dining Area
17'5 x 7'2
Bifold Doors

Kitchen Area
11'4 x 7'5
Modern Kitchen, Worksurfaces, Outfitted with Fitted fridge freezer, dishwasher, microwave, Electric oven, hob & extractor fan

Utility room
4 x 3'7
Plumbing for washing machine, wall mounted combi boiler

Downstairs WC
4 x 2'24
Wall mounted sink, Low level WC,

Study /Store room
7'6 x 6'1

Landing
7'0 x 5'3
Loft Access

Bedroom One
11'9 9 (into the bay) x 9'6
Bay Window

Bedroom Two
9'6 x 8'8

Bedroom Three
7'3 x 7'1
Currently used as a walk in wardrobe

Shower Room
6'9 x 4'9
Walk in shower, heated towel rail, wash basin, Low level WC, Tiled walls and floors

External
Parking to the front of the property and enclosed private garden to the rear

Lease Details
999 Year Lease - 935 years remaining
Start Date 20th October 1960
£10 per annum ground rent.

Tenure: Leasehold
Council Tax: SMBC C



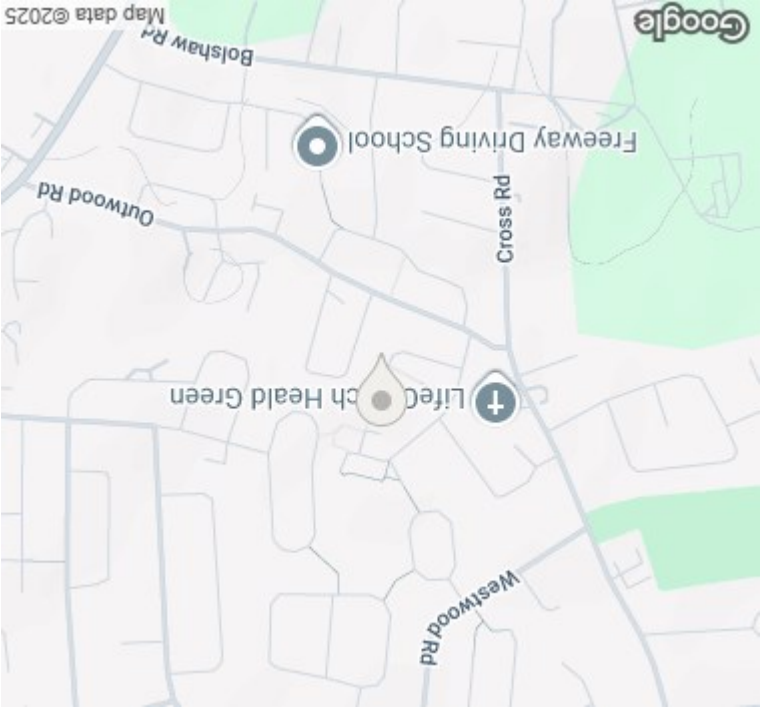
Lydney Avenue



Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338

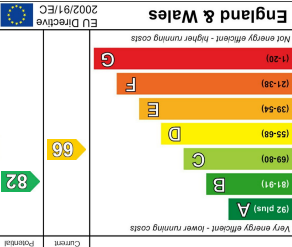
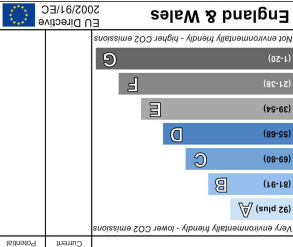


Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
	Current
82	Potential
Environmental Impact (CO ₂) Rating	
	Current
66	Potential

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