



Lynwood Avenue, Eccles

Manchester

HILLS

In Excess of £375,000



# Lynwood Avenue

Eccles, Manchester

Stunning four story family home on peaceful cul de sac. Open plan lounge/dining, fitted kitchen, five double bedrooms, tanked cellars, off-road parking, south-facing garden, studio. Ideal for comfort and tranquillity with easy access to amenities.

Council Tax band: C

Tenure: Freehold

- Incredible Family Home Laid over Four Floors, Tucked away on a Quiet Cul De Sac
- Open Plan Bay Fronted Lounge & Dining Room
- Quality Fitted Kitchen & Dining Space
- Three Chamber, Partially Tanked Cellars Used as Storage
- Five Generous Double Bedrooms Laid across the Upper Two Levels
- Three Piece Family Bathroom, En Suite to Master & W.C. in Guest Room
- Gated Off Road Parking & South Facing, Low Maintenance Rear Garden
- Impressive 28ft Studio & External W.C.





### Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge

12' 8" x 12' 1" (3.86m x 3.68m)

Complete with a ceiling light point, double glazed bay window with window seat and wall mounted radiator. Fitted with carpet flooring.

### Reception Room Two

12' 1" x 11' 1" (3.68m x 3.38m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

18' 2" x 9' 4" (5.54m x 2.84m)

Featuring complementary wall and base units with breakfast bar and integral stainless steel sink. Gas hob, electric oven. Space for a washing machine, dishwasher and fridge freezer. Complete with ceiling spotlights, double glazed bay window, double glazed window and hardwood flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 8" x 12' 2" (3.86m x 3.71m)

Complete with a ceiling light point, two double glazed windows and carpet flooring.

### En suite

7' 5" x 4' 5" (2.26m x 1.35m)

Featuring a three piece suite including a double shower, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, part tiled walls and tiled flooring.

### Dressing Room

4' 3" x 3' 7" (1.30m x 1.09m)

Complete with a wall light point and laminate tiled flooring.





**Bedroom Two**

12' 2" x 11' 1" (3.71m x 3.38m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Three**

10' 0" x 9' 5" (3.05m x 2.87m)

Complete with a ceiling light point, double glazed window and carpet flooring.

**Bathroom**

6' 5" x 6' 3" (1.96m x 1.91m)

Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

**Bedroom Four**

14' 6" x 9' 4" (4.42m x 2.84m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**En suite**

4' 4" x 3' 7" (1.32m x 1.09m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a wall light point and lino flooring.

**Bedroom Five**

19' 0" x 16' 5" (5.79m x 5.00m)

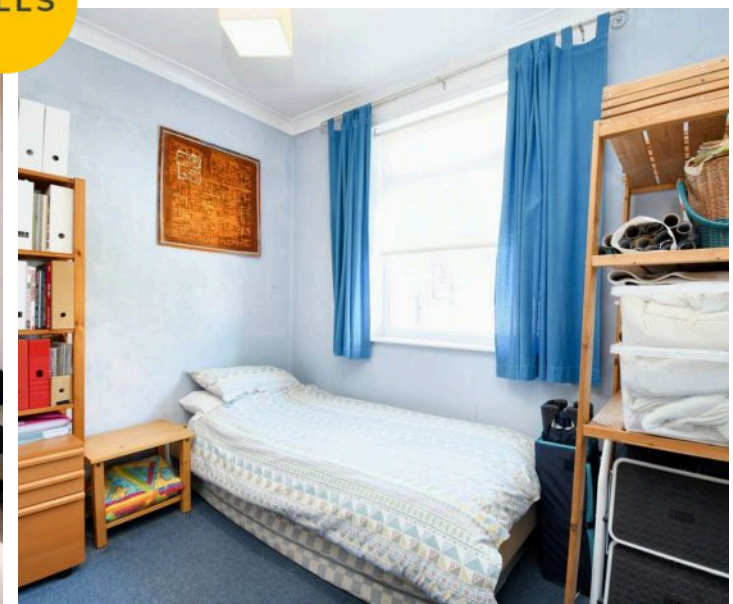
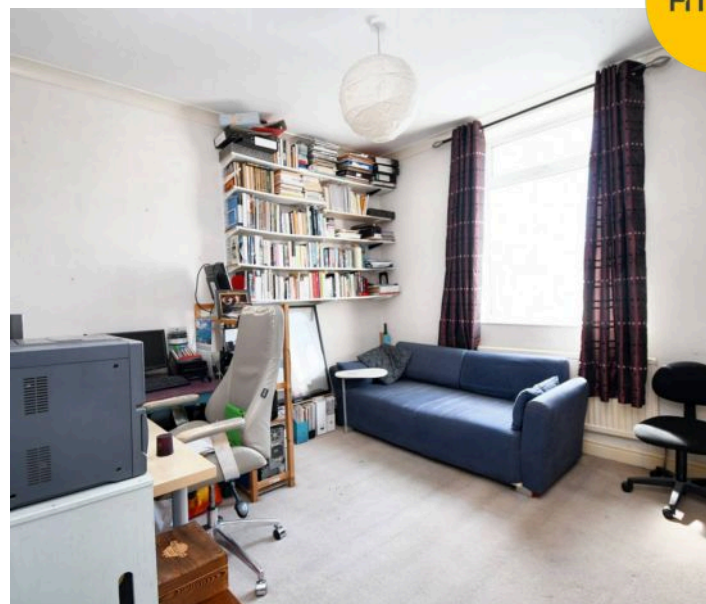
Complete with a ceiling light point and fan, three double glazed windows and carpet flooring.

**Workshop**

28' 4" x 18' 4" (8.64m x 5.59m)

**External**

To the front of the property is a double gated driveway. To the rear of the property is a sun drenched garden with decked seating area, Indian stone patio and raised planter.

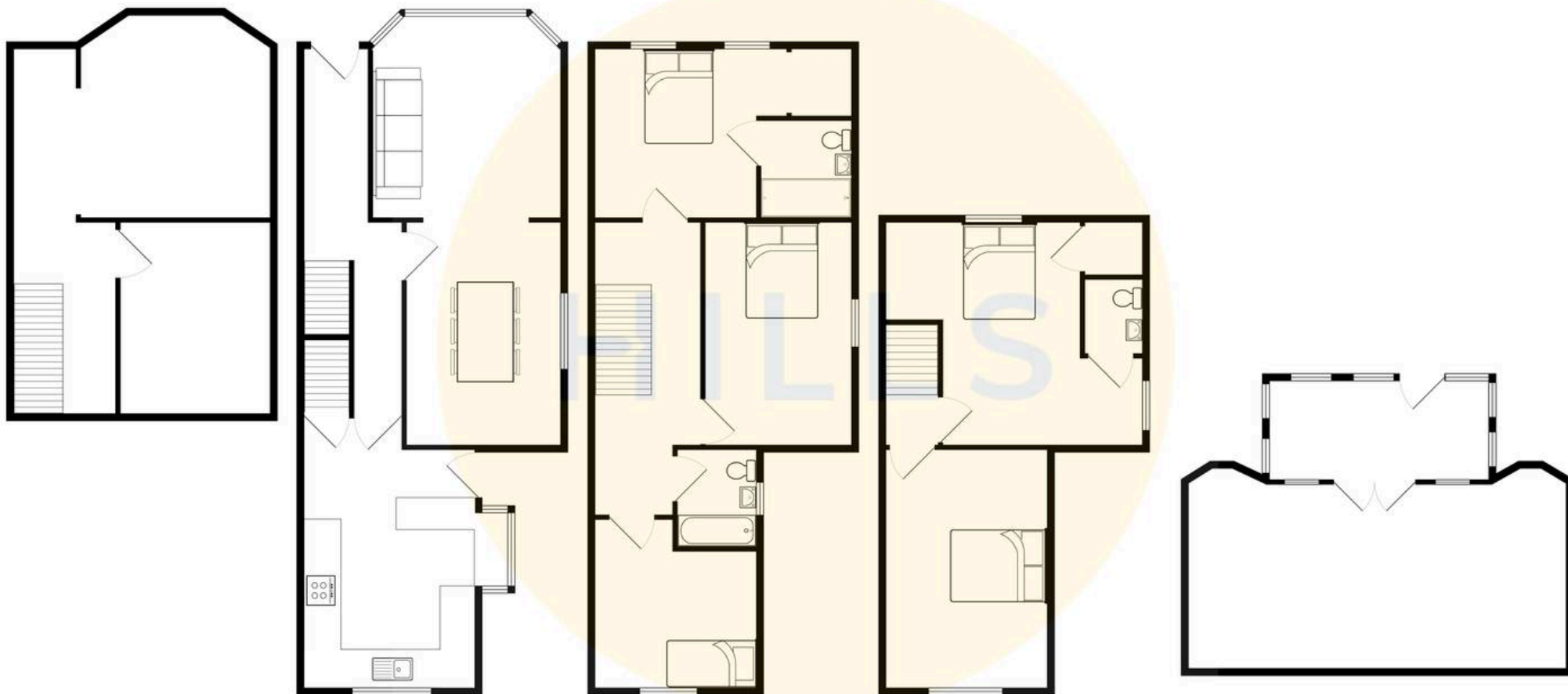






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