

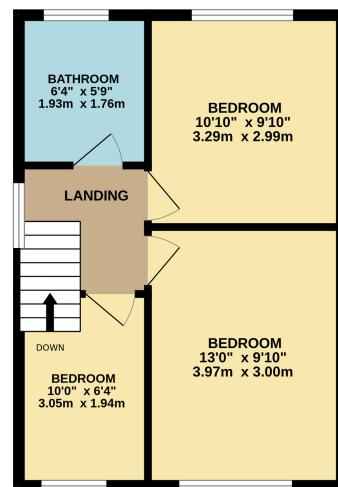
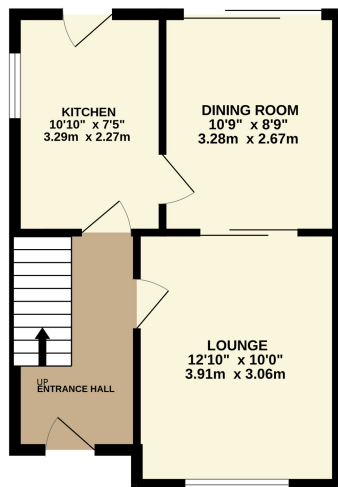
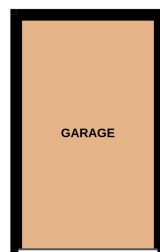


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- Family Size 3 Bed Semi Detached
- Highly Sought After Location
- No Onward Chain
- Driveway & Garage
- Enclosed Lawned Gardens

An exciting opportunity to acquire a 3 bedroom semi detached in a highly sought after residential location. Lyndhurst Avenue is a family size home which is situated close to excellent schools and is being offered For Sale with No Onward Chain. This is a well cared for home that presents the opportunity to the new owner to modernise and improve to their own taste and specification and stands on a good size plot that features ample parking and enclosed lawned gardens to the rear. The property has been competitively priced to reflect the general updating that is required and a high level of interest is therefore anticipated so we encourage all prospective purchasers to book an early viewing..



Lyndhurst Avenue is within walking distance of local shops, excellent schools including Moorfield School, St Peters Catholic School and Hazel Grove High School together with good public transport links being just a short distance away. The accommodation benefits from double glazing and gas central heating and briefly comprises : Entrance hall, front living room, interconnecting dining room and kitchen. To the first floor, a landing leads to 3 bedrooms (master with fitted wardrobes) and a 3 piece family bathroom suite. Externally, the property enjoys a lawned garden frontage with adjacent printed concrete driveway which extends to the side elevation and leads to a detached garage. To the rear is a good size lawned garden with seating area and is enclosed by wooden fence boundaries.

