



Lyndhurst Avenue | Hazel Grove | SK7 5LT

EDWARD
mellor



Features

- Family Size 4 Bedroom Detached
- Highly Sought After Location
- No Onward Chain
- Driveway & Integral Garage
- 2 Reception Rooms

An exciting opportunity to acquire a fabulous size 4 bedroom detached home which is being offered For sale with No Onward Chain and is situated in a highly regarded residential location. With only 1 previous and careful owner, this represents a great opportunity to make a family size

house into a long term family home with outstanding potential to add value and improve to your own taste and specifications. This spacious home also enjoys a good size plot which features lovely size lawned gardens to the rear and a decorative double width brick bloc driveway and integral garage

with electric door providing ample parking. In addition, there are 2 reception areas for seating and formal dining, double glazing and gas central heating. Outstanding value for money. Viewing recommended.



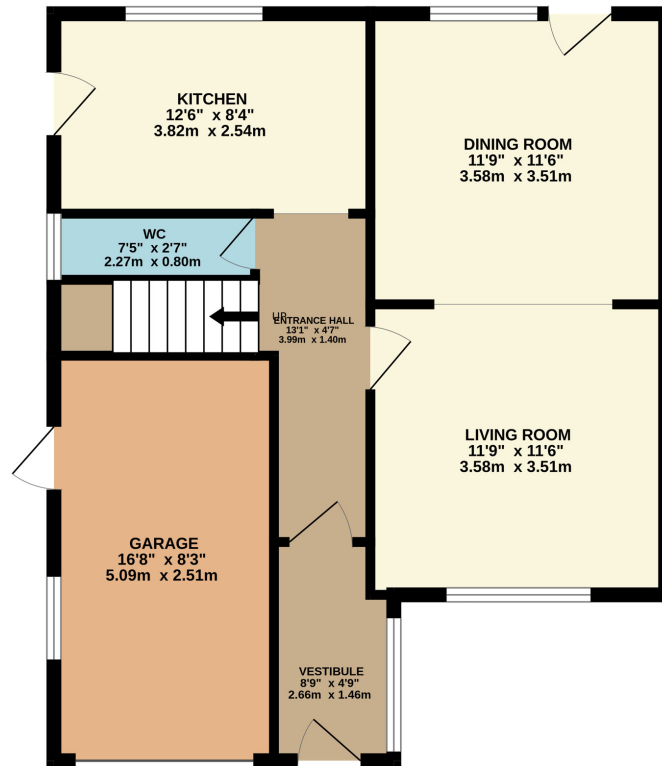
Lyndhurst Avenue is located just off Chester Road and is within close proximity of local amenities including excellent schools, local shopping facilities and good public transport links including Hazel Grove Train Station. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, useful downstairs WC, front living room, interconnecting dining room which enjoys views and access to the rear garden and a fitted kitchen. To the first floor, a landing leads to 4 well proportioned bedrooms (3 doubles) conducive to the needs of a growing family and a 3 piece family shower room. Externally, there is a lawned garden frontage flanked by a driveway and integral garage whilst to the rear are neatly enclosed gardens which are mainly laid to lawn with a variety of well stocked flower beds and ideal for outdoor entertaining.



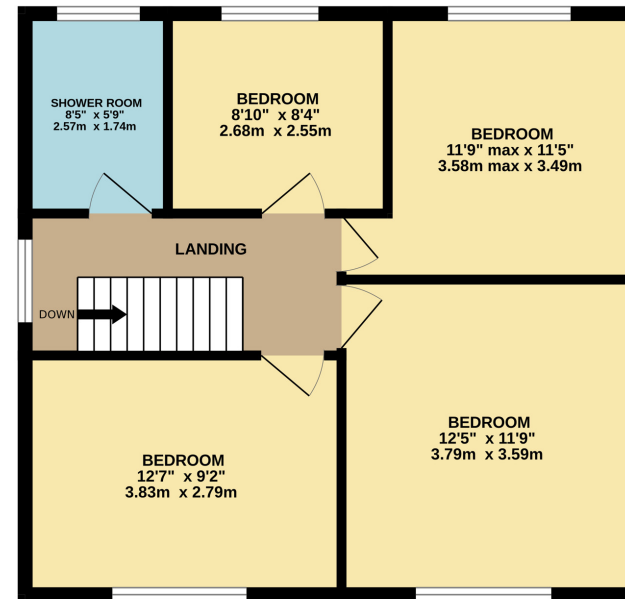
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 sq.m.) approx.

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Important Information

- Council Tax Band: D
- Tenure:Freehold

EPC Rating

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