



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements



EMMA
HATTON
LTD

5 Lundy Avenue

Offers Over £350,000

- No Chain
- Semi detached family home
- Three Double Bedrooms
- Lounge
- Fitted Kitchen
- Newley Fitted bathroom
- Downstairs W.C
- Study/Office

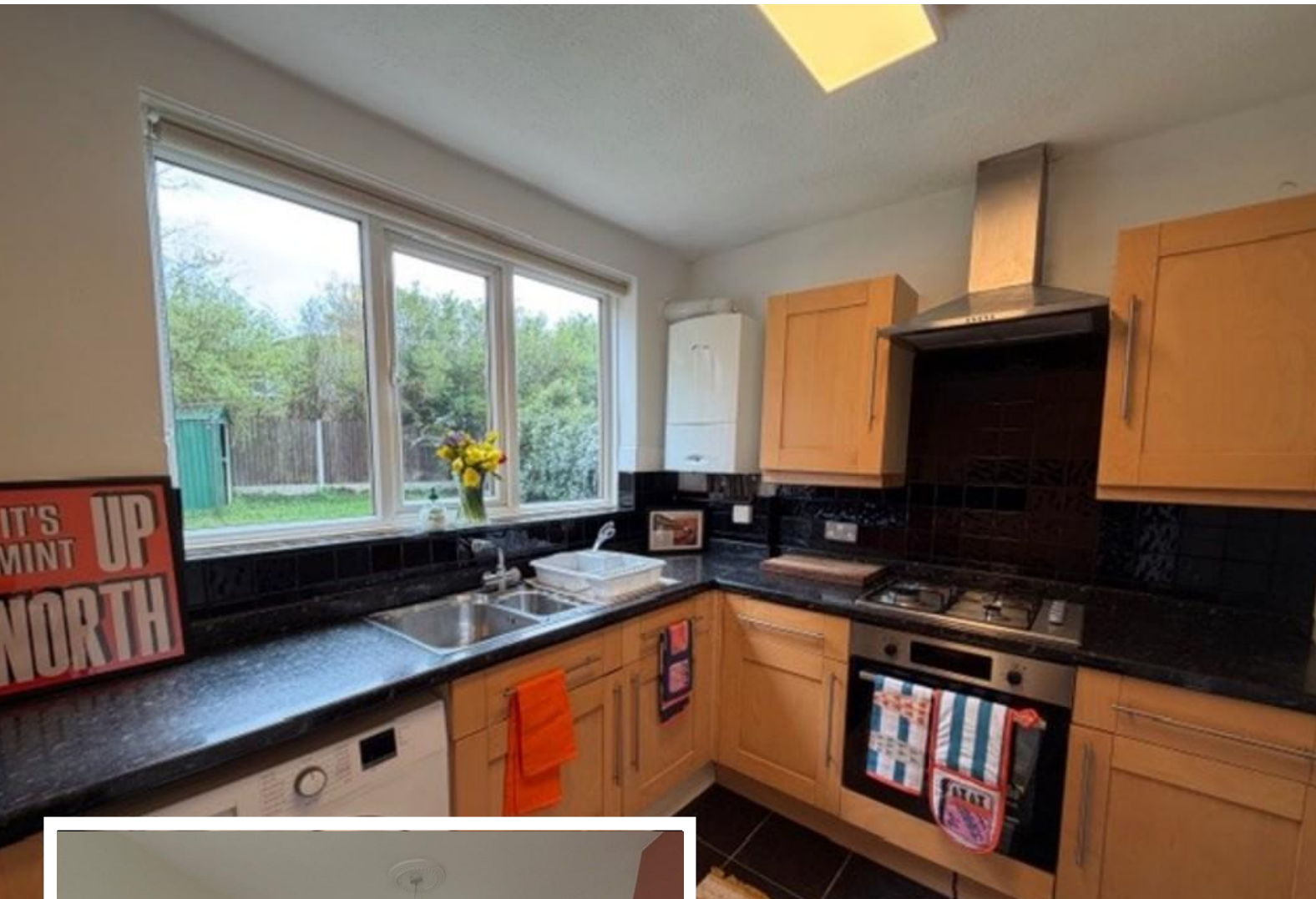


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5 Lundy Avenue , Chorlton, Manchester , M21 7JW



Property Description

****NO CHAIN**** Positioned in a pleasant cul-de-sac is this well presented 3 DOUBLE bedroom semi detached, this well planned accommodation briefly comprises entrance hallway, downstairs W.C., useful study/office room, a good sized lounge with French doors providing access and delightful views to rear gardens, separate fitted kitchen, to the first floor you will find 3 DOUBLE bedrooms, newly fitted modern 3 piece family bathroom suite, warmed by combi gas central heating and UPVC double glazed windows, outside is a large garden frontage providing off road parking with side access leading to a larger than average mainly laid to lawn south facing rear garden which is not overlooked, ideal for first time buyer/downsizer, conveniently located and well placed for good local schools and within walking distance to Metro providing easy access to City Centre/Airport/Media City, early viewing is advisable.



ENTRANCE HALLWAY

LOUNGE/DINING ROOM : 16' 4" x 10' 7" (4.98m x 3.23m)

KITCHEN: 11' 0" x 10' 2" (3.36m x 3.12m)

STUDY: 5' 7" x 4' 6" (1.72m x 1.38m)

W.C

FIRST FLOOR LANDING

BEDROOM ONE 9' 10" x 9' 9" (3.02m x 2.98m)

BEDROOM TWO: 12' 4" x 8' 4" (3.76m x 2.55m)

BEDROOM THREE: 9' 10" x 9' 9" (3.02m x 2.98m)

BATHROOM

OUTSIDE There is a large garden to front with lawned area. Wrought iron gates to driveway providing off road parking for several cars. Large lawned garden to rear.