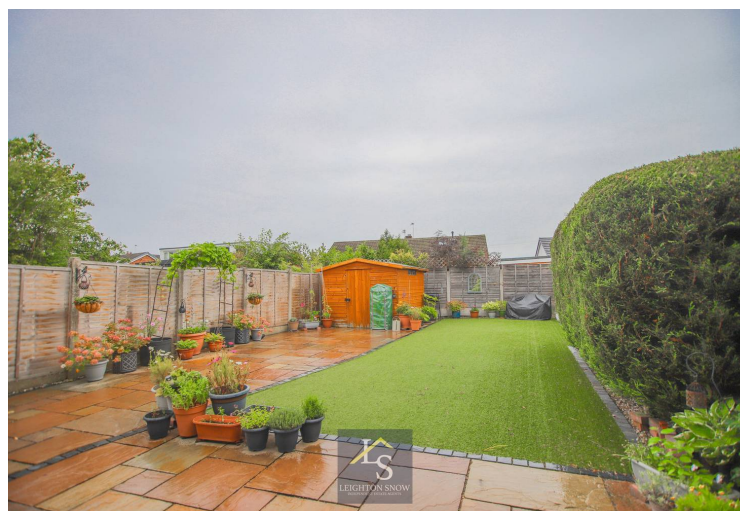




11 Lyndhurst Avenue, Hazel Grove

Offers Over £350,000 Freehold

BEAUTIFULLY MAINTAINED THROUGHOUT • GENEROUS WELL MANICURED GARDEN • THREE BEDROOMS, TWO GENEROUS DOUBLES • WELL PROPORTIONED DRIVEWAY • OPEN PLAN KITCHEN DINER • CLOSE TO LOCAL SHOPS AND AMENITIES



Council Tax band: C

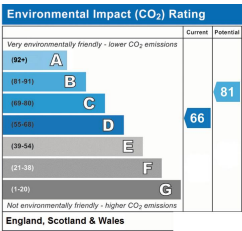
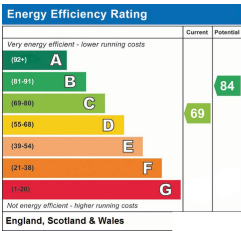
Tenure: Freehold

EPC Energy Efficiency Rating: C

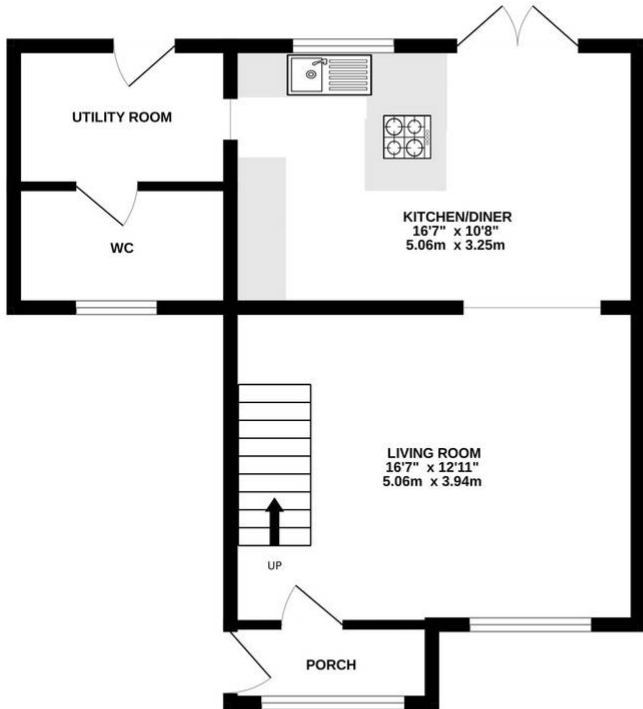
EPC Environmental Impact Rating: D



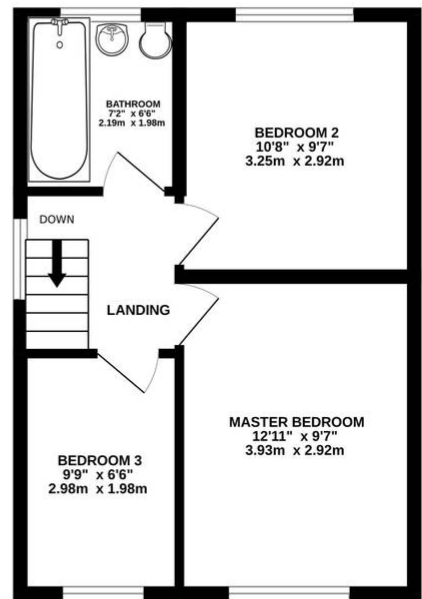
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GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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Conveniently positioned nearby an array of local shops and amenities, this property offers a fabulous opportunity for those seeking a turn-key home. This three bedroom home has been well-maintained by it's current owners to a high standard throughout.

Upon entering, you are greeted by a spacious porch area, offering ample space for storage. The living room is accessed via the porch and boasts a lovely bright space for relaxation. To the rear, the property offers a marvellous open plan kitchen diner fitted with ample storage and worktop space. The kitchen has been tastefully designed, and offers patio doors leading out onto the garden at the rear. Adjacent to the kitchen, there is a fabulous utility area offering a generous space for washing and laundry, whilst also providing access to the downstairs w/c for added convenience.

The first floor of the property boasts three well proportioned bedrooms along with a modern bathroom. The bathroom is comprised of a bath with a shower over, a w/c and a wash-hand basin. Both bedroom one and two are generous doubles, providing a superb space for relaxation, storage and personal touches. Bedroom three is currently utilised as an office, but is very versatile and could be used for a range of things, ranging from a single bedroom, dressing room, or a nursery. The home has been tastefully and thoughtfully decorated, creating a calming and inviting feel throughout.

Externally, to the front, the property hosts a fantastically sized driveway, providing ample off-road parking for residents, with plenty of on-road parking available for visitors. Primarily, laid to lawn, with a good-sized patio area surrounding the garden, it offers an attractive space for relaxation and outdoor dining during the summer months.



