



MY PROPERTY CLUB

**MY PROPERTY CLUB**  
66 Hyde Road, Denton,  
Manchester M34 3AG

0161 850 9730

mypropertyclub.co.uk



## 19 Lyndhurst Avenue

Denton, Manchester, M34 2BF

**Offers over £180,000**

My Property Club is pleased to present this delightful two-bedroom terrace house located on Lyndhurst Avenue in the sought-after area of Denton, Manchester. This property is an excellent opportunity for a variety of buyers, including first-time buyers, young professionals, and investors seeking a well-maintained residence with stylish décor and a modern finish throughout.

Upon entering the ground floor, you are greeted by a welcoming entrance hall that leads into a bright and spacious open-plan lounge, seamlessly flowing into a dining area. This layout is perfect for entertaining family and guests. The dining area opens into a contemporary kitchen, which boasts ultra-modern base and eye-level units, enhanced by the luxury of underfloor heating, making it a truly inviting space.

The first floor features two generous bedrooms, providing ample space for rest and relaxation. Additionally, you will find a beautifully appointed modern three-piece bathroom, along with access to a boarded loft space that offers excellent storage solutions.

Situated in a popular and convenient location, this charming home is within close proximity to a variety of local amenities, including highly regarded schools, excellent transport links, and a diverse range of shops. Furthermore, residents can enjoy easy access to the picturesque Tame Valley, perfect for leisurely walks and outdoor activities.

This property is a must-see for anyone looking to make a smart investment in a desirable area. Early viewing is highly recommended to avoid missing out on this fabulous opportunity.

### Viewing

Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.

- Ideal purchase for a first time buyer or investor
- Popular residential location
- Excellent décor throughout
- Ultra modern kitchen and bathroom
- Close to all local amenities





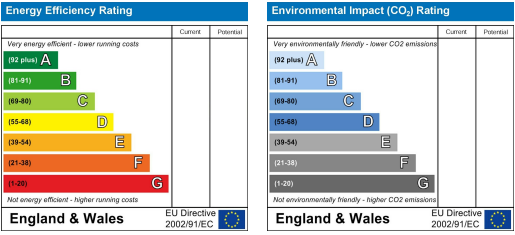
Floor Plan



Area Map



Energy Efficiency Graph



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66 Hyde Road, Denton, Manchester, M34 3AG  
Tel: 0161 850 9730 Email: sales@mypropertyclub.co.uk