



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lynton Avenue, Pendlebury, M27 6DD

Offers Over £200,000

IMMACULATE MID TERRACE HOME

Nestled on the charming Lynton Avenue in Pendlebury, this delightful house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living quarters, making it an ideal home for small families or professionals.

Conveniently located, this residence enjoys easy access to a variety of nearby amenities, ensuring that daily necessities are just a stone's throw away. Additionally, the property is well-connected to key commuter routes, making it an excellent choice for those who travel for work or leisure.

The house has been well maintained, allowing a new owner to move straight in without the need for immediate renovations. This property is not just a house; it is a place where you can create lasting memories. Whether you are looking to settle down or invest, this home on Lynton Avenue is a wonderful choice that combines comfort, convenience, and potential.

Lynton Avenue, Pendlebury, M27 6DD

Offers Over £200,000

 2  1  2  D

- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Spacious Reception Rooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Two Bedrooms
 - Enclosed Rear Yard
 - Council Tax Band; A

Ground Floor

Vestibule

2'10 x 1'11 (0.86m x 0.58m)
UPVC double glazed frosted entrance door and door to reception room one.

Reception Room One

13'8 x 11'5 (4.17m x 3.48m)
UPVC double glazed window, central heating radiator, cornice coving, dado rail, living flame gas fire, marble effect hearth and surround, decorative mantle, wood effect flooring and door to inner hall.

Inner Hall

2'11 x 2'6 (0.89m x 0.76m)
Wood effect flooring, stairs to first floor and door to reception room two.

Reception Room Two

13'8 x 12'1 (4.17m x 3.68m)
UPVC double glazed window, central heating radiator, cornice coving, wood effect flooring, under stairs storage and open access to kitchen.

Kitchen

13'3 x 6'10 (4.04m x 2.08m)
Two UPVC double glazed windows, central heating radiator, spotlights, panel wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear,

First Floor

Landing

Loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'8 x 11'4 (4.17m x 3.45m)
UPVC double glazed window, central heating radiator and fitted wardrobes,

Bedroom Two

12'2 x 7'8 (3.71m x 2.34m)
UPVC double glazed window, central heating radiator, coving and part wood panel elevation.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC with douche tap, vanity top wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, part tiled elevation, part wood panel elevation and vinyl flooring.

External

Front

Paved yard and gravel chips,

Rear

Artificial lawn, paving and gated access to rear.



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