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Keenans









Lynton Road, Manchester, M29 8PY

Offers Over £350,000

AN OUTSTANDING SEMI DETACHED PROPERTY WITH STABLES ON AN IMPRESSIVE PLOT

Nestled on Lynton Road in the charming area of Tyldesley, Manchester, this outstanding semi-detached house offers a unique blend of character and modern living. Set on an impressive plot, the property boasts an enviable courtyard, three stables, and a workshop, making it an ideal choice for equestrian enthusiasts or those seeking a tranquil outdoor space.

As you step inside, you will be greeted by stunning features that enhance the home's character, including a striking spiral staircase and beautiful beams that add to its charm. The property comprises two spacious double bedrooms, along with an impressive converted loft room that provides additional living space, perfect for a home office or playroom.

This private and gated residence is not only a sanctuary for families but also presents the potential for versatility. The stables could easily be transformed into a single-storey dwelling, offering a comfortable living space for elder relatives or guests.

Conveniently located, this property is within easy reach of bus routes, local schools, and various amenities. Additionally, it provides excellent network links to Manchester, Salford, Leigh, and major motorways, ensuring that you are well-connected to the wider area.

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- Impressive Semi Detached Property with Stables and Workshop
- Four Piece Bathroom Suite
- Gated Off Road Parking
- EPC Rating D
- Two Bedrooms
- Ample Living Space
- Tenure Freehold
- Versatile Loft Room
- Extensive Plot
- Council Tax Band A

Ground Floor

Entrance Hall

9'9 x 6'0 (2.97m x 1.83m)

UPVC double glazed leaded front door, UPVC double glazed window, feature wall light, wood cladding to ceiling, wood effect laminate flooring, open to cloakroom and hardwood single glazed frosted door to kitchen/dining area.

Cloakroom

9'8 x 6'11 (2.95m x 2.11m)

Two UPVC double glazed windows.

Kitchen/Dining Area

27'0 x 9'0 (8.23m x 2.74m)

Three UPVC double glazed windows, cast iron double sided multifuel burner with stone hearth, brick surround and stone mantel, range of wall and base units with wood effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbing for washing machine, exposed beams, wood effect laminate flooring and hardwood single glazed double doors to reception room.

Reception Room

27'0 x 13'8 (8.23m x 4.17m)

Central heating radiator, exposed beams, cast iron double sided multifuel burner, integrated storage and shelving, television point, two feature all lights, two UPVC double glazed French doors to front and rear and spiral staircase to first floor.

First Floor

Landing

10'8 x 9'8 (3.25m x 2.95m)

Central heating radiator, coving, exposed beams, storage cupboard, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One Inner Landing

4'9 x 2'9 (1.45m x 0.84m)

Open to bedroom one and walk-in wardrobe.

Bedroom One

12'11 x 8'11 (3.94m x 2.72m)

UPVC double glazed window, central heating radiator and UPVC double glazed sliding door to balcony.

Walk-in Wardrobe

9'1 x 4'10 (2.77m x 1.47m)

Fitted wardrobes.

Bedroom Two

13'10 x 8'9 (4.22m x 2.67m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'11 x 8'8 (2.72m x 2.64m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double direct feed corner shower enclosed, panel corner bath with jets and rinse head, tiled elevations, PVC panelled elevations and spotlights.

Second Floor

Loft Room

18'3 x 13'0 (5.56m x 3.96m)

UPVC double glazed window.

External

Wraparound yard with gated block paved driveway, access to stables and workshop.

Workshop

15'4 x 14'0 (4.67m x 4.27m)

Power and lighting.

Stable One

14'0 x 10'0 (4.27m x 3.05m)

Stable Two

14'0 x 9'11 (4.27m x 3.02m)

Workshop Two

14'0 x 9'6 (4.27m x 2.90m)

Power and lighting.

















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