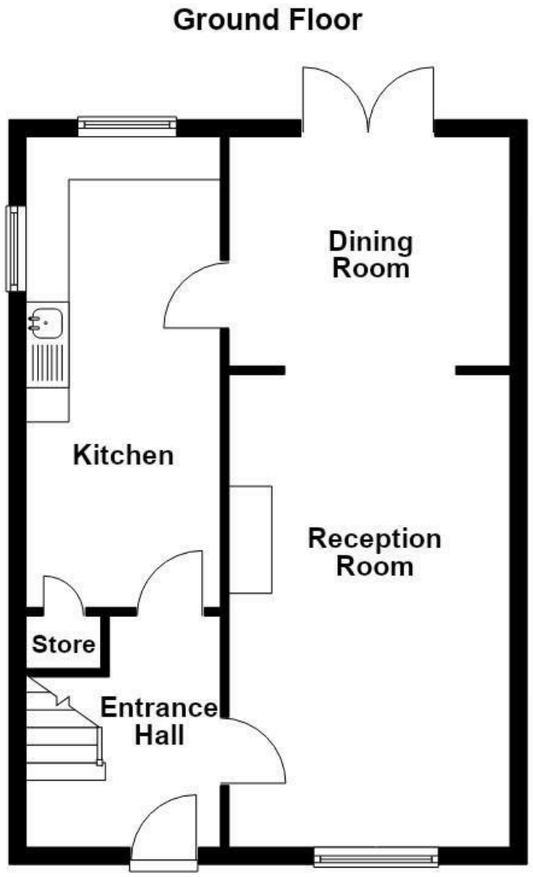
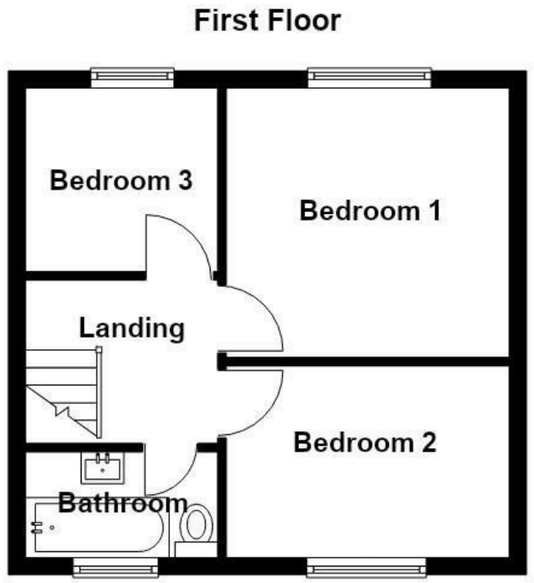
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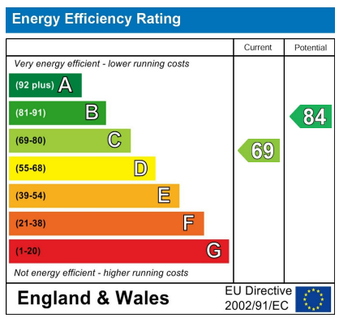












Lyndhurst Avenue, Manchester, M44 6HU

Offers Over £230,000

Nestled on the charming Lyndhurst Avenue in Irlam, Manchester, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. Recently decorated and replastered, the property boasts a fresh and modern aesthetic, ensuring a welcoming atmosphere from the moment you step inside.

The heart of the home features a contemporary kitchen and dining room, enhanced by the luxury of underfloor heating, providing a warm and inviting space for both cooking and entertaining. The layout is designed to maximise comfort and functionality, making it ideal for everyday living.

Outside, the property is complemented by spacious gardens, offering ample room for outdoor activities, gardening, or simply enjoying the fresh air. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family.

With its prime location in Irlam, residents will benefit from a friendly community atmosphere while being conveniently close to local amenities, schools, and transport links. This property is not just a house; it is a place to create lasting memories. Do not miss the chance to make this lovely home your own.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Lyndhurst Avenue, Manchester, M44 6HU

Offers Over £230,000

3 1 2 C

- Delightful Three-Bedroom Semi-Detached Home
- Underfloor Heating
- Off Road Parking
- Tenure - Leasehold
- Recently Decorated And Replastered
- Spacious Gardens
- EPC Rating - C
- Modern Kitchen And Dining Room
- Bright And Welcoming Living Space
- Council Tax Band - B

Ground Floor

Entrance
UPVC double glazed door to entrance hall.

Entrance Hall
8'1 x 7'4 (2.46m x 2.24m)

Central heating radiator, underfloor heating, tiled flooring, doors leading to reception room and kitchen, stairs to first floor.

Reception Room
18'1 x 10'9 (5.51m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, laminate flooring, door leading to dining room.

Dining Room
9'2 x 8'9 (2.79m x 2.67m)

Central heating radiator, spotlights, underfloor heating, tiled flooring, door leading to kitchen, UPVC double glazed French doors to rear.

Kitchen
18 x 7'5 (5.49m x 2.26m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, acrylic splashbacks, one and a half sink with drainer and mixer tap, freestanding Range cooker, glass extractor hood, pull up power socket, space for fridge freezer, plumbing for dishwasher, spotlights, underfloor heating, tiled flooring.

First Floor

Landing
7'4 x 6 (2.24m x 1.83m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

Bathroom
7'5 x 4 (2.26m x 1.22m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a panelled bath with mixer tap and direct feed shower, partial tiled elevations, illuminated mirror, spotlights, tiled effect flooring.

Bedroom One
10'9 x 10'4 (3.28m x 3.15m)

UPVC double glazed window, central heating radiator.

Bedroom Two
10'9 x 7'4 (3.28m x 2.24m)

UPVC double glazed window, central heating radiator.

Bedroom Three
7'6 x 7'4 (2.29m x 2.24m)

UPVC double glazed window, central heating radiator.

External

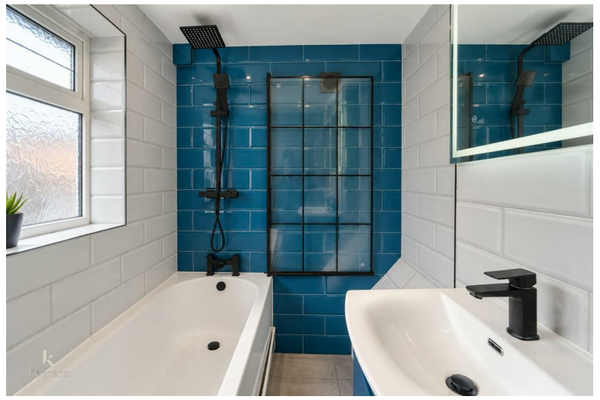
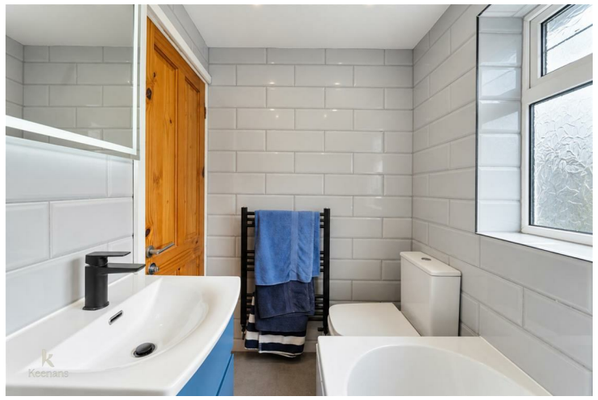
Front
Driveway for multiple vehicles.

Rear
Enclosed laid to lawn garden.







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