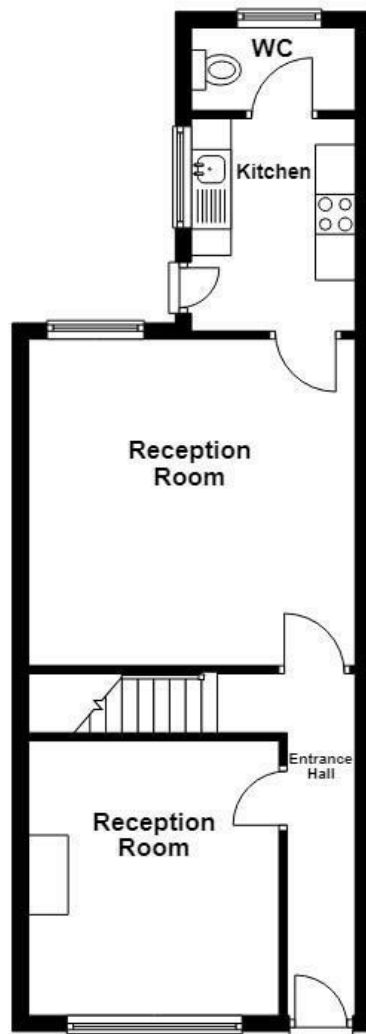
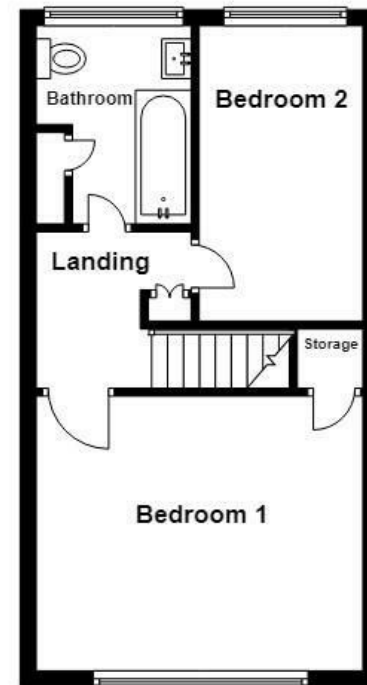


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		48	
(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, Manchester, M27 6DD

£150,000

Nestled on Lynton Avenue in the charming area of Pendlebury, Swinton, Manchester, this terraced home presents an excellent opportunity for those seeking a project or a forever home. The property boasts two spacious reception rooms on the ground floor, providing ample space for relaxation and entertaining. The kitchen, conveniently located nearby, offers a practical layout, while a separate WC adds to the functionality of the downstairs area.

Venturing upstairs, you will find two generously sized bedrooms, perfect for accommodating family or guests. The bathroom is well-positioned to serve both bedrooms, ensuring comfort and convenience.

Outside, the low-maintenance garden at the rear offers a delightful space for outdoor enjoyment without the burden of extensive upkeep. Additionally, street parking is readily available in front of the property, making it easy for residents and visitors alike.

This home is brimming with potential, inviting you to put your personal touch on it and transform it into your ideal living space. Whether you are a first-time buyer or looking to settle into a new community, this property is well worth your consideration.

Lynton Avenue, Manchester, M27 6DD

£150,000

 2  1  2  E

Entrance

Hallway

14'2 x 2'9 (4.32m x 0.84m)

Reception Room One

10'4 x 11'4 (3.15m x 3.45m)

Reception Room Two

12'5 x 13'6 (3.78m x 4.11m)

Kitchen

6'9 x 8'9 (2.06m x 2.67m)

WC

6'7 x 3'5 (2.01m x 1.04m)

First Floor

Landing

Bedroom One

13'6 x 11'3 (4.11m x 3.43m)

Bedroom Two

12'2 x 7'4 (3.71m x 2.24m)

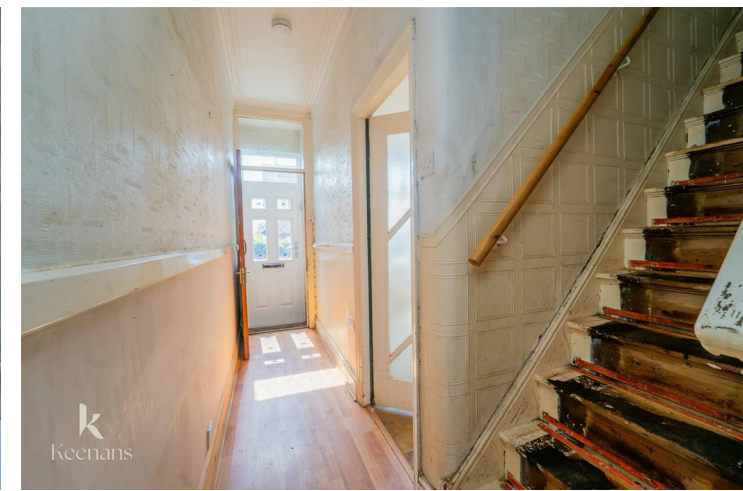
Bathroom

5'7 x 8'2 (1.70m x 2.49m)

External

Front

Rear



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