



Lynwood Grove, Manchester, M34 5TE

Price £340,000

Nestled in the charming area of Lynwood Grove, Audenshaw, this stunning semi-detached house, built in 1935, offers a delightful blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal home for both quiet evenings and lively gatherings.

The house has been thoughtfully updated, featuring a new roof installed in 2015, ensuring peace of mind for years to come. The boiler, which is only four years old, adds to the home's efficiency and comfort. The new windows & doors not only enhance the property's aesthetic appeal but also improve energy efficiency, allowing for a warm and inviting atmosphere throughout.

The bathroom, recently renovated just two years ago, showcases contemporary design and functionality, making it a lovely space to unwind. Additionally, the property offers parking for one vehicle, a valuable feature in this desirable location.

Set in a friendly neighbourhood, this semi-detached house is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Audenshaw. This property is a wonderful opportunity to own a piece of history while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.



GROUND FLOOR

Entrance Vestibule

3'0" x 8'0" (0.91m x 2.44m)

Porch entrance perfect for shoes

Entrance Hall

Large entrance hall. Staircase going up. Beautiful ceramic Victorian style floor tiles

Living Room

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

Bay window to front double glazed with made to measure shutter blinds

Open plan Kitchen - living space

17'0" x 18'0" (5.18m x 5.48m)

New kitchen fitted 4 years ago. Kitchen has been extended and opened up with living space. Heart of the property and great family space

WC

6'0" x 3'0" (1.83m x 0.91m)

Window to side double glazed

Utility Area

9'0" x 3'0" (2.74m x 0.91m)

Door leading to side of property. Boiler located here

FIRST FLOOR

Landing

Window to side.

Master Bedroom

14'0" x 10'0" (4.26m x 3.05m)

Bay window to front double glazed. Fitted wardrobes

Bedroom 2

11'0" x 10'0" (3.35m x 3.05m)

Bay window to rear double glazed. Fitted wardrobes

Bedroom 3

7'0" x 7'8" (2.14m x 2.33m)

Window to front double glazed

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Bathroom

6'0" x 7'8" (1.83m x 2.33m)

Window to rear double glazed. 3 piece bathroom with fitted bath and over head shower. Fitted 2 years



Total area: approx. 102.6 sq. metres (1103.8 sq. feet)

