



## 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

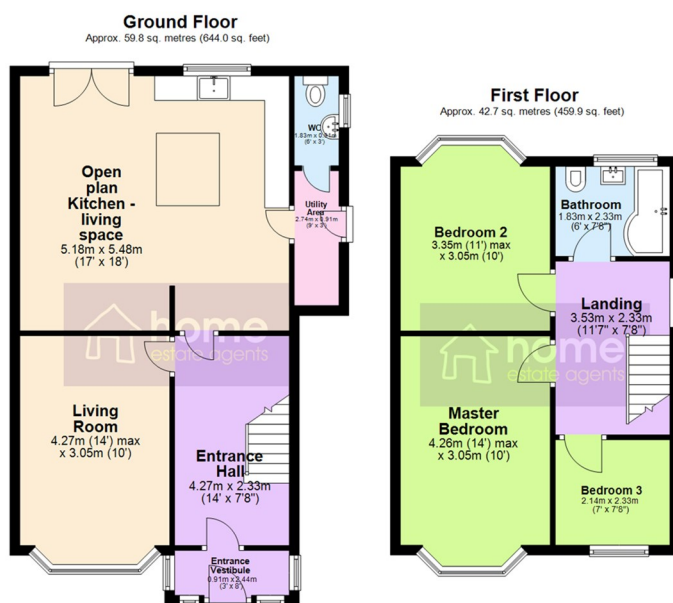
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## Bathroom

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)

