



Lyndhurst Avenue, Hazel Grove, Stockport, SK7





# 38 Lyndhurst Avenue, Hazel Grove, Stockport, SK7 5PN

Asking Price **£299,950**

3 BEDROOM DORMER  
BUNGALOW

SOUGHT AFTER  
LOCATION

CLOSE TO ST PETER'S CATHOLIC PRIMARY SCHOOL RATED  
"OUTSTANDING"

CLOSE TO LOCAL  
AMENITIES

GOOD COMMUTER  
LINKS

DRIVEWAY PARKING & GARAGE TENURE: FREEHOLD

COUNCIL TAX BAND: C

**NO ONWARD CHAIN.** Set on a sought after road within close proximity to St Peter's Catholic Primary School, which has an 'Outstanding' rating with Ofsted, is this three bedroom, semi-detached, dormer style property with long driveway and detached garage. The property does require renovations to modernise, but would offer a fantastic family home once again. The ground floor offers welcoming entrance hallway, fitted kitchen, through lounge/dining room with square opening and sliding patio doors to the rear. The first floor reveals three bedrooms and shower room. A large driveway leads to a rear, garden garage and the garden. Local amenities, such as pharmacy and convenience store are within walking distance, with Hazel Grove Train Station close by for the commuter.

Benefits include, gas central heating, some double glazing and the opportunity to create a wonderful family home. Viewing comes highly recommended.

## GROUND FLOOR

### Entrance Hall

A welcoming entrance hallway with stairs ascending to first floor, ceiling light point, power points, under stairs storage, radiator and wooden entrance door with window to side.

### Fitted Kitchen

The kitchen has been fitted with a range of wood wall and base level units, complimented further by roll top working surfaces that incorporate the stainless steel sink and drainer unit with mixer tap, tiled splash backs and wood effect laminate flooring.. Wooden door to rear with window to side, window to side elevation, power points, ceiling light points, plumbing for washing machine, space for cooker/hob, space for under counter fridge/freezer.

### Lounge

With curved bay window to front elevation, ceiling light point, power points, radiator and chimney breast having feature fireplace. Large square opening, with sliding doors to:-

### Dining Room

With sliding patio doors giving views and access to rear garden, ceiling light point, power points, radiator.

## FIRST FLOOR

### Landing

With uPVC double glazed window to the side elevation, ceiling light point, power points and loft access hatch.

### Bedroom 1

With uPVC double glazed window to the front elevation, ceiling light point, power points and radiator. Fitted with a range of fitted bedroom furniture comprising wardrobes and drawers.

### Bedroom 2

With uPVC double glazed window to the rear elevation, ceiling light point, power points and radiator. Fitted storage cupboard.

### Bedroom 3

With uPVC double glazed window to the front elevation, ceiling light point, radiator, power points and wall mounted Worcester boiler.

### Shower Room

With pedestal wash hand basin and mixer taps, WC, walk in shower cubicle having glass shower screens and fitted with a AquaTronic 2 Ultra shower. Part

tilled walls, ceiling light point, uPVC double glazed window to rear, chrome towel radiator.

## OUTSIDE

### Driveway Parking

Extending to the side of the property

**Detached Rear Garage****Front & Rear Gardens**

Mature gardens, with privacy trees and hedge to the front garden which is mainly laid to lawn. The rear garden is of a good size, with patio area to the immediate rear and then again being mainly laid to lawn with flower bed borders, mature trees and bushes.



