



Lyndhurst Avenue, Hazel Grove, Stockport, SK7

19 Lyndhurst Avenue, Hazel Grove, Stockport, SK7 5PN

Asking Price **£335,000**

Three Bedrooms

Semi Detached House

Located On The Popular Wimpey Estate

Double Glazing & Gas Central Heating

Landscaped Gardens To The Front & Rear

Freehold Tenure & EPC Rating D

Ample Off Road Parking & Carport

Conveniently Placed For Junior & Senior Schools

Ian Tonge Property Services are delighted to offer for sale this well maintained three bedroomed semi detached house which is located on the popular Wimpey Estate in Hazel Grove. The property comprises of entrance hall, living room, dining room, kitchen, landing, three well portioned bedrooms and modern shower room. Outside there are fabulous landscaped gardens to the front and rear aspects, driveway providing ample off road parking and carport. The property is a short distance to the A6 which provides transport links to both Stockport Town Centre and Manchester City Centre. Hazel Grove has a main train station which provides regular links to Manchester. Hazel Grove offers excellent primary and secondary schools plus has an abundance of local shops, bars and restaurants.

Entrance Hallway

12'8" (3m 86cm) x 5'11" (1m 80cm)

uPVC double glazed entrance door, understairs cupboard housing gas and electric meters and consumer unit, radiator, laminated flooring, staircase leading to leading to the first floor.

Lounge

12'9" (3m 88cm) x 10'2" (3m 9cm)

Double glazed window to front aspect, focal fireplace with inset gas fire, radiator, TV point, cornicing to ceiling, through room into the dining room.

Dining Room

10'7" (3m 22cm) x 8'9" (2m 66cm)

Double glazed French doors leading to rear decked area and garden, radiator, cornicing to ceiling.

Kitchen

9'9" (2m 97cm) x 7'3" (2m 20cm)

Double glazed window to side aspect, uPVC door leading to rear garden, range of fitted base and wall units and worktops, inset stainless steel sink with mixer tap and drainer, space for washing machine, built in electric oven and as hob, extractor hood, ceiling downlighters.

Stairs/Landing

6'2" (1m 87cm) x 3'7" (1m 9cm)

uPVC double glazed window to the side aspect, storage cupboard, loft access with drop down ladders, cornicing to ceiling.

Bedroom One

12'10" (3m 91cm) x 9'5" (2m 87cm)

uPVC double glazed window to the front aspect, range of fitted bedroom furniture, radiator.

Bedroom Two

10'6" (3m 20cm) x 9'9" (2m 97cm)

uPVC double glazed window to the rear aspect, radiator, built in cupboard.

Bedroom Three

9'7" (2m 92cm) x 6'4" (1m 93cm)

uPVC double glazed window to the front, radiator, built in cupboard.

Shower Room

7'0" (2m 13cm) x 6'4" (1m 93cm)

uPVC frosted double glazed window, suite comprising of :- low level WC, walk in shower cubicle, vanity sink unit, part tiles walls.

Outside

To the front aspect there is the driveway which leads to the carport, landscape astro turf lawn with low maintenance borders. The rear garden is fully enclosed by fencing and features flagged patio area, astro turf lawn, mature shrubs and plant borders, wooden shed.



