



## Lyndhurst Avenue, Bredbury. SK6 2AJ

This generous sized and well presented two bedroom period terraced property is located on a popular cul-de-sac close to Bredbury Railway Station with it's direct line into Manchester City Centre. Sure to interest first time buyers the property is beautifully presented with modern kitchen and bathroom and comprises: Entrance hallway, living room, dining room, new fitted kitchen with oven, hob, extractor, fridge & freezer and dishwasher and wine cooler, 2 double bedrooms with a smaller office, and luxury bathroom. To the outside is a delightful rear garden backing onto fields. Gas central heating along with uPVC double glazing are installed.

EPC rating: D. Tenure Freehold. Council Tax Band B.

Asking Price £230,000





### LIVING ROOM

14' 10" x 10' 9" (4.52m x 3.27m)



### BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m)



### OFFICE

6' 1" x 4' 9" (1.85m x 1.45m)



### LUXURY BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m)



### DINING ROOM

12' 2" x 11' 3" (3.71m x 3.43m)



### KITCHEN

13' 0" x 7' 6" (3.96m x 2.28m)



### MASTER BEDROOM

14' 1" x 12' 2" (4.29m x 3.71m)



### OUTSIDE



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T709 Printed by Ravensworth 01670 713330



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