



Price £239,950

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**3 Lyndhurst Avenue, Chadderton**

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- Semi Detached Bungalow
- Two Double Bedrooms
- Generous Lounge
- Dining Kitchen
- Conservatory
- Loft Room
- Substantial Rear Garden
- Off Road Parking
- Attached Garage
- Viewings Are Highly Recommended

Alan Ryan Estates are pleased to bring to market this two bedroom, semi detached true bungalow which offers excellent family living accommodation or is ideal for those looking to down size, and is situated in a quiet cul-de-sac, within a convenient area of Chadderton with easy access to excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance porch, entrance hall, lounge, kitchen, utility room, conservatory, two bedrooms, shower room and additional loft room. Externally to the front of the property is a small forecourt garden, a driveway providing off road parking, leading to an attached garage and pathway leading to entrance door. To the rear is an attractive garden of a substantial size, well maintained garden with patio area, block paved pathway, generous lawn garden, garden shed and trees and shrubs boarder. The property further benefits from gas central heating and UPVC double glazing and viewing the property is highly recommended.

#### INTERNAL ACCOMMODATION :

**ENTRANCE PORCH :** Via a UPVC double glazed French door leading to wooden inner door.

**ENTRANCE HALL :** With radiator and loft access hatch with drop down ladders.

**LOUNGE :** With feature fireplace, radiator and UPVC double glazed window to front elevation.



**DINING KITCHEN :** A modern kitchen with a range of wall and base units, integrated oven, circular stainless steel sink unit with mixer tap, four ring induction hob with extractor hood above, Kardean flooring,space for dining table, UPVC double glazed window and wooden door with side windows leading to conservatory.



**UTILITY :** Plumbed for washing machine and dishwasher, freezer, double power points, two UPVC double glazed window and UPVC double glazed door leading to rear garden.



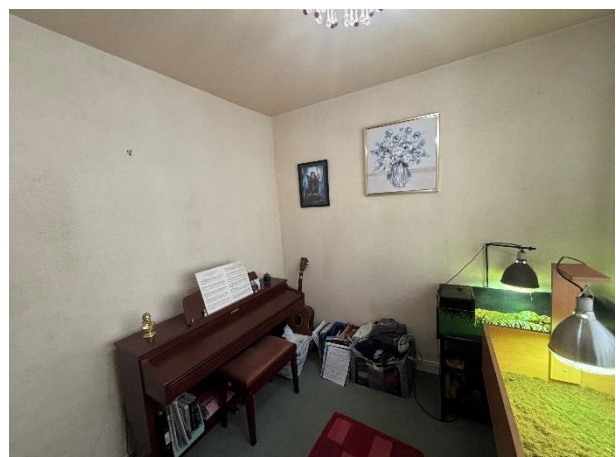
CONSERVATORY : Of brick and UPVC construction with radiator, UPVC double glazed windows and UPVC double glazed double doors leading to rear garden.



BEDROOM ONE : A rear double bedroom with fitted wardrobes, radiator and hardwood double glazed window.



BEDROOM TWO : A front double bedroom with radiator and UPVC double glazed window.



**SHOWER ROOM** : Comprising of vanity sink unit and WC, shower cubicle, tiled walls and floor, towel radiator and UPVC double glazed window.



**ATTIC ROOM** : With radiator and Velux window.



**OUTSIDE** : Externally to the front of the property is a small forcourt garden, a driveway providing off road parking, leading to an attached garage and pathway leading to entrance door. To the rear is an attractive garden of a substantial size, well maintained garden with patio area, block paved pathway, generous lawn garden, garden shed and trees and shrubs boarder.







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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.