

# 10 Lyndhurst Avenue

Hazel Grove, Stockport, SK7 5PN



*mosley jarman*





**10 Lyndhurst Avenue, Hazel Grove, Stockport, SK7 5PN**

**Offers Over £425,000**

A superbly presented and extended four-bedroom semi-detached family home, ideally positioned in an extremely desirable residential location close to local amenities, Hazel Grove Train Station, and within the catchment area for Moorfield Primary School and Hazel Grove High School. The property benefits from UPVC double glazing, gas-fired central heating, off-road parking, a south-facing rear garden, solar panels and a detached garage.

The well-appointed accommodation comprises: porch, entrance hallway (with stairs to the first floor), living room (featuring a gas fire with a modern surround), sitting room/playroom (with sliding doors opening to the rear garden), and a stunning open-plan dining kitchen (fitted with modern matching wall and base units, integrated appliances, a breakfast bar, and ample space for dining and entertaining). There is also a utility room with space for appliances and access to a downstairs WC.

To the first floor, the landing provides loft access (partly boarded for storage), four generously sized bedrooms, and a contemporary family bathroom (featuring a freestanding bath, shower enclosure, and heated towel rail). Additionally, there is a storage room offering potential to create an en-suite.



- A superbly presented and extended semi-detached family home
- Situated in a highly desirable residential location
- Stunning dining kitchen and contemporary family bathroom
- Utility Room & WC
- South facing garden and detached garage with light and power
- Four bedrooms
- UPVC double glazing and Gas fired central heating
- Off-road parking for several vehicles
- Solar panels





### The Grounds and Gardens

To the front of the property, there is a driveway providing off-road parking for several vehicles, along with side access to the rear garden via a secure gate. The rear of the property boasts a generous garden, ideal for families and entertaining. It is mainly laid to lawn with a patio area, perfect for outdoor dining or relaxation. Additionally, there is a detached garage offering excellent storage space and benefitting from both light and power.

### The Location

Hazel Grove is a highly sought-after residential area, offering a wealth of local amenities, including a variety of shops, cafes, and parks, creating a convenient and welcoming atmosphere. The area is particularly appealing to families, thanks to its excellent schools and safe, family-oriented environment. Alongside its suburban charm, Hazel Grove boasts outstanding transport links, with major routes such as the A6 and M60 ensuring easy access to surrounding towns and Manchester city centre.

### Important Information

Heating - Gas central heating (radiators)  
Mains - Gas, Electric, waters and drains  
Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTC (Fibre to Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three\*

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Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor and outdoor coverage).

\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*Information provided by GOV.UK

Postcode: **SK7 5PN**

What 3 Words: **casual.logo.bands**

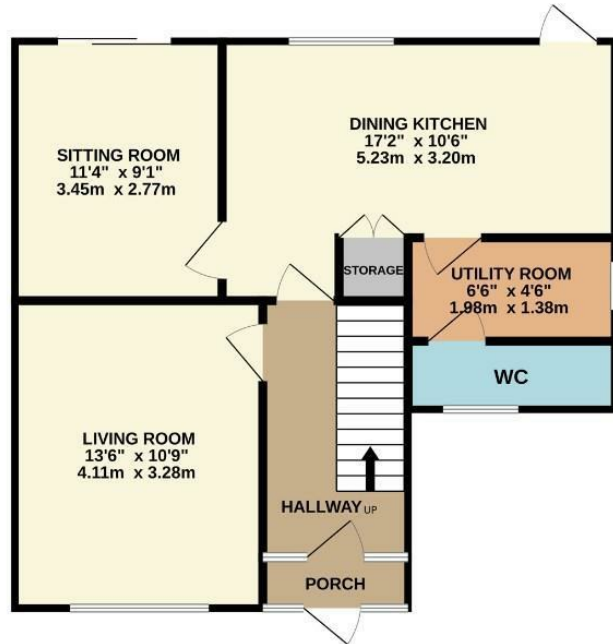
Council Tax Band: **D**

EPC Rating: **TBC**

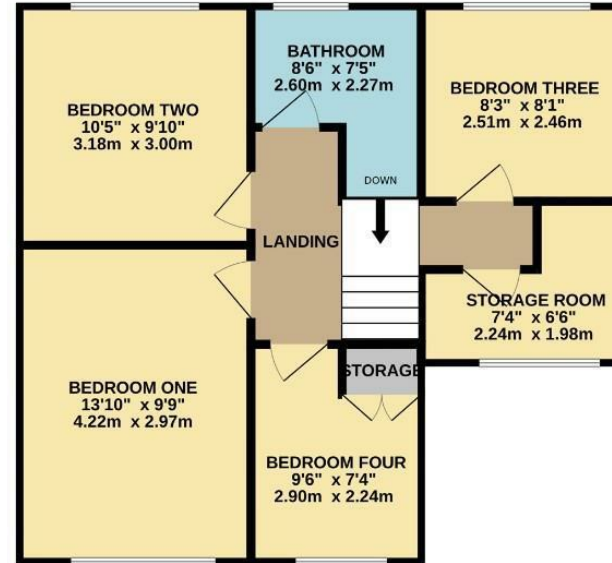
Tenure: **Freehold**



GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



DETACHED GARAGE  
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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