



Lyndon Avenue | | LS25 1DZ

£260,000

Extended Three Bedroom Semi-Det. | Council Tax Band | EPC Rating TBC

**Emsleys** | estate agents

\* EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME\* DINING KITCHEN WITH BUILT-IN APPLIANCES \* VERSATILE SNUG/SUN LOUNGE \* GROUND FLOOR W.C \* GARAGE & PARKING \*

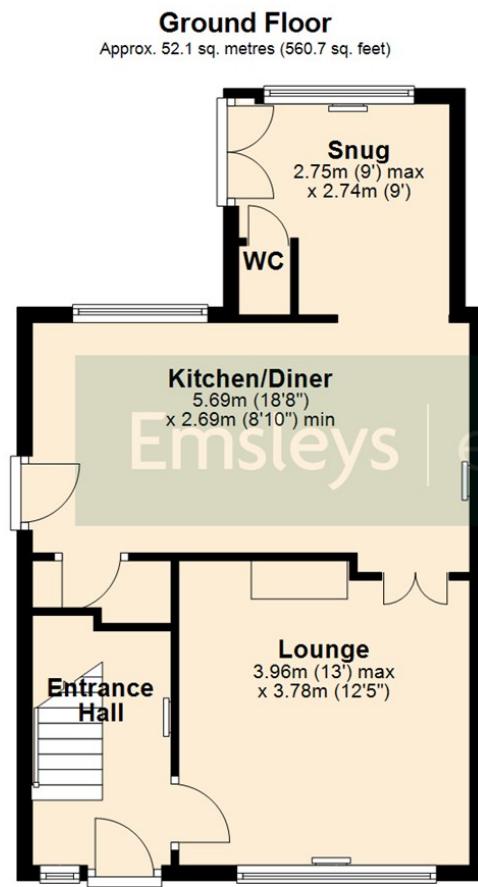
Located on a fantastic corner plot, is this three bedroom Semi-Detached home which benefits from a single storey extension to the rear. This much loved family home, has only had one owner since new, and is being offered for sale with NO CHAIN! The property has both central heating, double-glazing plus a useful ground floor W.C. Nestled within a small cul de sac, situated near Main Street, meaning most local amenities are a short distance away which includes local schools and transportation links.

The accommodation comprises of an entrance hallway, lounge with a cosy fire, open-plan dining kitchen which not only offers ample storage cupboards but a range of built-in appliances too and dining space, which creates a real hub of the home feel. The rear extension adds an open plan snug or sun room, this versatile space has a number of uses, even work from home office space. There are three bedrooms to the first floor, all with built-in storage or wardrobes. There is also a well maintained and modern shower room to add to the accommodation. Off-road parking is situated to the side and front of this home via driveway and gravelled area, which leads to the detached garage. The garden to the rear of the property is a spacious area, being on a corner plot, and offers buyers a mix of patio seating area and mature lawned garden with shrubs -to suit all needs.

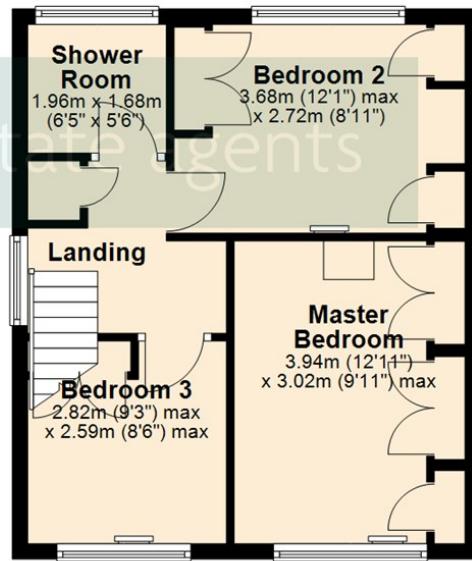
All in all, this is an excellent family home, in a prime location, with local amenities a short distance away. Viewing is a must!







**First Floor**  
Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

