



Lindbury Avenue | Offerton | SK2 5SH

EDWARD
mellor



Features

- Stunning 3 Bedroom Detached Family Home
- No Onward Chain
- 2 Bathrooms Inc En Suite
- Superbly Fitted Kitchen & Bathroom
- Air Conditioned Home Office / Studio

Welcome to Lindbury Avenue in this highly regarded area of Offerton. This beautifully presented and very individual 3 bedroom, 2 bathroom detached home combines the perfect blend of period charm and character with a modern and stylish interior which is ideally suited to a young family and is simply ready to move

into. The property is being offered For Sale with No Onward Chain so a quick completion can be accommodated and stands on a lovely size plot that features ample off road parking and an attached garage whilst to the rear are delightful lawned gardens surrounded by Alfresco patio areas which are perfect for outdoor entertaining and

social gatherings. The property has been enhanced with a superb orangery which overlooks the rear garden and also features a home office / studio / workshop to the rear of the garage which is currently being used as a gymnasium but offers a range of uses to suit the needs of the new owner. Viewing highly recommended.



Lindbury Avenue is a much sought after residential location and is within close proximity of excellent schools and colleges including Banks Lane School and Aquinas College and is also within easy access of local shopping facilities and good public transport links. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, useful downstairs WC, impressive size and superbly presented front living room providing ample room for sitting, beautifully fitted open plan breakfast kitchen and leading to a lovely size orangery overlooking the landscaped gardens. To the first floor, a landing leads to 3 well proportioned bedrooms with an en suite shower room to one of the bedrooms whilst an attractively fitted 4 piece bathroom completes the first floor accommodation. With ample off road parking, an attached garage and an air conditioned workshop / studio, this is the perfect home for a young family.

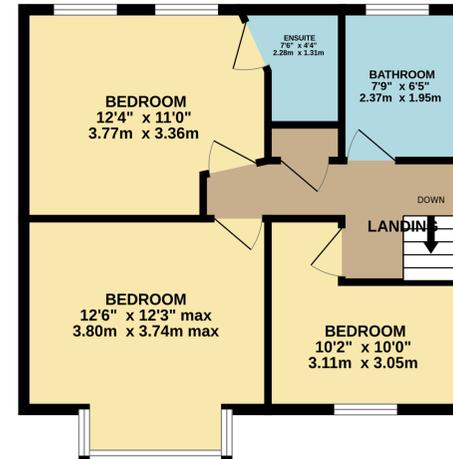
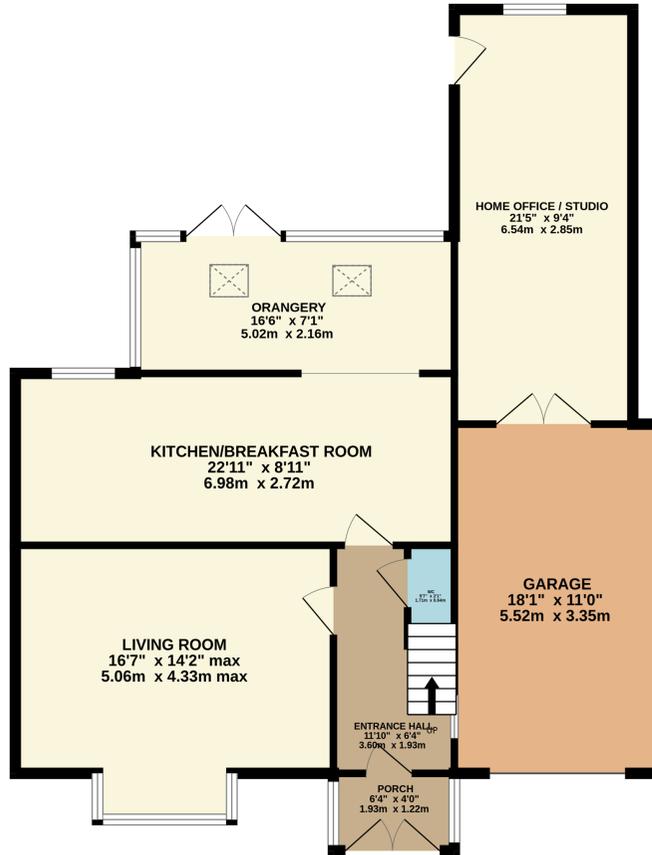


FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.

1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 sq.m.) approx.

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Important Information

- Council Tax Band: C
- Tenure: Leasehold
- Years Remaining on the Lease : 909 Years

EPC Rating

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