



Abbey View, Southport Road, Lydiate

Guide Price £1,200,000

Ian Anthony
The Estate Agents

Abbey View, Southport Road, Lydiate

We are thrilled to present this truly detached four-bedroom property, nestled within 2.7 acres of picturesque surroundings. Ideally situated within close proximity to an array of local amenities, including excellent schools, supermarkets, and restaurants, this property offers both convenience and exclusivity due to its coveted location. Furthermore, with excellent transport links to Liverpool, Ormskirk, and Southport via road and rail, accessibility is unparalleled. Viewing is essential to fully appreciate the unique lifestyle and endless possibilities this property has to offer!





SUMMARY

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The ground floor accommodation offers an abundance of space and versatility, creating a welcoming and functional living environment. Upon entry, you're greeted by a charming porch leading to an inviting entrance hallway, setting the tone for the rest of the home.

A cozy sitting room provides a tranquil retreat for relaxation or intimate gatherings, while the spacious family room is ideal for entertaining loved ones throughout the year, with ample space for socializing and making memories.

For quieter moments, the comfortable lounge offers a cozy atmosphere, perfect for unwinding with a good book or enjoying leisurely conversations.

The kitchen is well-equipped with a range of wall and base units, providing ample storage and a tidy, organized space. It features tiled flooring and a durable ceramic sink. Additionally, there is plumbing and designated





ADDITIONAL INFORMATION

The property benefits from oil central heating and double glazing.

BROADBAND

Ofcom checker indicates that Ultrafast broadband is available in this area.

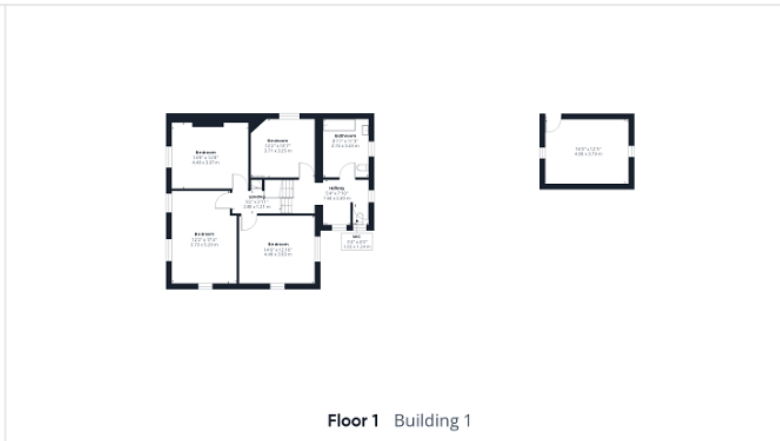
ENERGY PERFORMANCE RATING

The property's current energy rating is 22F. It has the potential to be 72C.

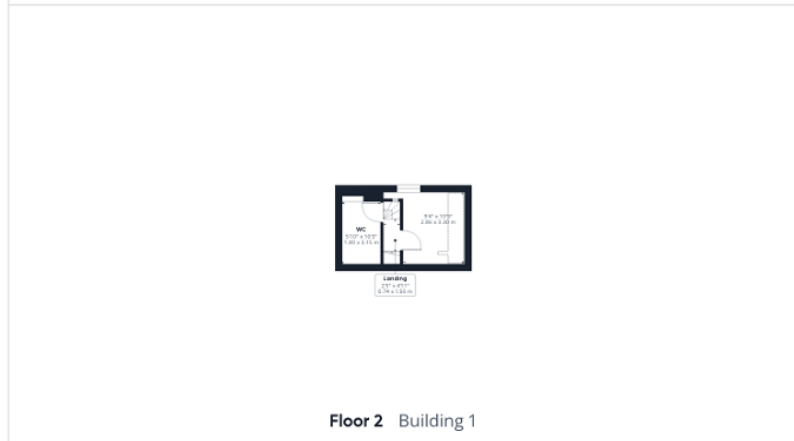




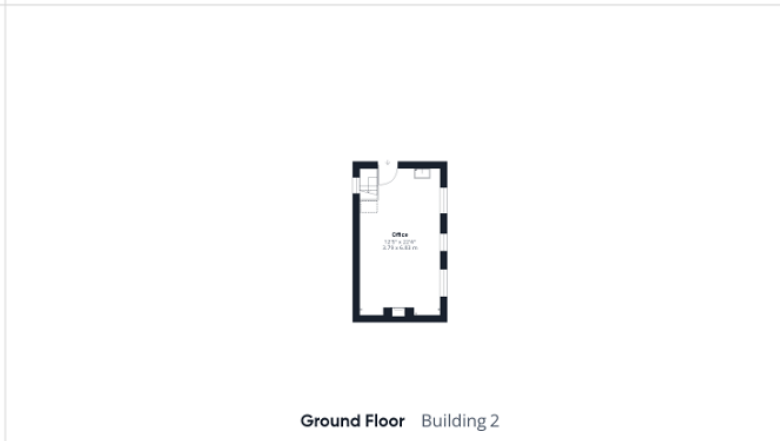
Ground Floor Building 1



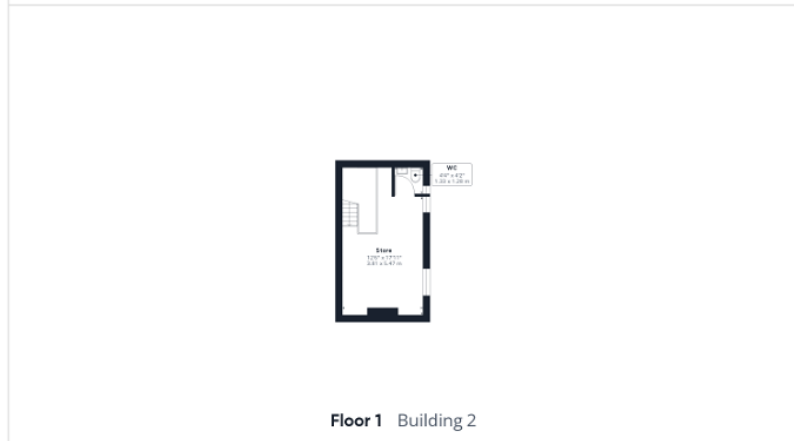
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

4652.38 ft²

432.22 m²

Reduced headroom

37.66 ft²

3.5 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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