



9 Aster Court, Lydiate, L31 2HD

£134,950

An attractive ground floor apartment situated in this exclusive modern development in Lydiate close to shopping facilities as well as the motorway networks. The property benefits from a private front entrance as well as the communal entrance, includes uPVC double glazed windows, electric heating and briefly comprises hall with storage cupboard, spacious bright living room with bay window, fitted kitchen including hob and oven. Two bedrooms, bathroom with white suite including electric shower to bath. Security entry phone system, allocated parking behind security gates and communal gardens. The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



Communal entrance

Number 9

Private hallway

laminate floor covering, electric heater, storage cupboard housing hot water cylinder

Living room / dining room

26'1" maximum x 9'4" (7.95 maximum x 2.84)

laminate floor covering, two electric heaters, double glazed window, double glazed bay window, private doorway to Liverpool Road

Kitchen

7'10" x 7'9" (2.39 x 2.36)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, midway tiling, integrated Logik electric hob and oven, plumbing for washing machine

Bedroom 1

16'7" maximum x 10'8" (5.05 maximum x 3.25 (maximum x 3.26))

electric heater, double glazed window

Bedroom 2

11'8" x 8'5" (3.56 x 2.57)

electric heater, double glazed window

Bathroom

white suite comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail

Outside

there are communal garden areas, private parking behind electric security gates

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 to any prospective purchaser. The services, fixtures and appliances shown here are deemed to be in good working order at the time of completion of the contract. Made with Metropex C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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