



20 Roseland Close, Lydiate, L31 4JG

£249,000

If you are a family looking for a spacious home just a short walk away from St Gregory's Primary School, this could be the ideal home for you!

Berkeley Shaw Real Estate brings to the market this spacious semi detached family home, situated in a pleasant residential cul de sac in Lydiate. The property is ideally placed for access to local primary and secondary schools. The Liverpool to Leeds canal is just a short walk away giving buyers the opportunity to enjoy summer walks. Offered for sale without an ongoing chain so there is a potential for a more straightforward purchase for any buyers looking to move quickly.

The accommodation briefly comprises entrance hall, living room with feature fireplace, opening to dining room with patio door to the conservatory that has French doors to the rear garden. The dining room also leads to the kitchen that has fitted units and this has a doorway to the family room/office.

To the first floor there are three bedrooms (main bedroom with fitted furniture) and a shower room with corner shower cubicle. Externally, the property boasts a block paved driveway with parking for two cars, and a lawned rear garden with patio area, greenhouse and shed.

Drop us a message to arrange a viewing before this is snapped up by a lucky buyer!



Entrance hall

double glazed window

Living room

13'7" x 12'7" (4.14 x 3.84 (4.15 x 3.83))

under stairs storage cupboard, feature fireplace, wooden floors, radiator, double glazed window, opening to:

Dining room

10'2" x 7'9" (3.10 x 2.36)

wooden floors, radiator, patio door to:

Conservatory

8'0" x 13'5" (2.44 x 4.09)

tiled floor, windows and french doors to rear garden (some double glazed and some single glazed)

Kitchen

10'3" x 15'8" (3.12 x 4.78)

belfast style sink unit with drainer, base and drawer units with butchers block style worktop surfaces over, wall units, midway tiling, space for range cooker, space for American style fridge/freezer, plumbing and spaces for washing machine, dishwasher and tumble dryer, tiled floor, radiator, double glazed window, double glazed door to conservatory, door to:

Family room

19'7" x 7'3" (5.97 x 2.21 (5.98 x 2.20))

laminate floor covering, radiator, double glazed window

First floor landing

access to loft, double glazed window

Front bedroom 1

fitted wardrobes and drawers, radiator, double glazed window

Rear bedroom 2

10'11" maximum x 9'1" (3.33 maximum x 2.77)

radiator, double glazed window

Front bedroom 3

9'6" x 6'9" (2.90 x 2.06)

storage cupboard, radiator, double glazed window

Shower room

corner shower cubicle with mixer shower, wash hand basin and w.c. in vanity unit, tiled walls, tiled floor, heated towel rail, double glazed window

Outside

block paved driveway with parking for cars and a rear garden that is lawned with a patio area, greenhouse and a shed

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

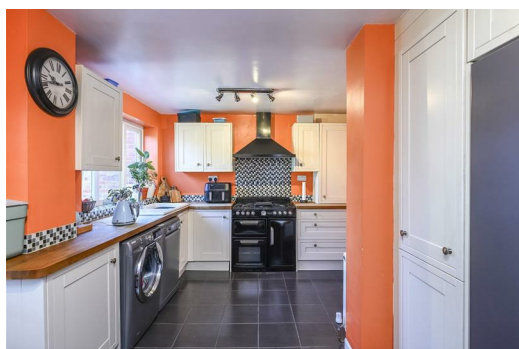
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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