



48 Lydiate Lane

Thornton, Liverpool, L23 1TP

Offers in the region of £320,000



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Ground Floor

Hall

3'11 x 14'08 (1.19m x 4.47m)

Wooden door to front elevation, carpeted stairs leading to first floor, radiator.

Living Room

17'1 x 14'2 (5.21m x 4.32m)

Wooden framed single glazed window to front elevation, carpeted flooring, radiator.

WC

2'11 x 4'07 (0.89m x 1.40m)

Single glazed wooden framed window to side elevation, WC, wash hand basin.

Kitchen

9'6 x 11'2 (2.90m x 3.40m)

Wooden framed door to side elevation, wooden framed single glazed window to rear elevation, vinyl flooring, range of wall and base units, 1 1/2 bowl sink with drainer and mixer taps, gas hob, part tiled, space for white goods.

Dining Room

Wooden framed single glazed double doors to rear elevation, carpet flooring, opening through to front reception, radiator.

Conservatory

9'11 x 9'7 (3.02m x 2.92m)

Vinyl flooring, UPVC double glazed windows to side and rear elevation, UPVC double glazed door to rear elevation,

First Floor

Landing

9'3 x 8'6 (2.82m x 2.59m)

Wooden framed single glazed window to side elevation, loft access, carpeted stairs, airing cupboard with radiator.

Bedroom One

13'10 x 13'6 (4.22m x 4.11m)

Wooden framed single glazed windows to front elevation,, radiator, carpeted flooring.

En-suite

3'02 x 7'09 (0.97m x 2.36m)

Carpeted flooring, walk in shower, WC, extractor fan, wash hand basin, radiator.

Bedroom

7'3 x 8'6 (2.21m x 2.59m)

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

Wooden framed single glazed window to rear elevation, radiator, carpeted flooring.

Bathroom

6'3 x 11'2 (1.91m x 3.40m)

Wooden framed single glazed windows to rear elevation, vinyl flooring, bath, radiator, part tiled, extractor fan.

External

Front Garden

Block paved driveway, external canopy, mature trees, side access, wall light.

Back Garden

Mature shrubs and trees, side access, fencing, gravel borders.

Garage

Up and over door.



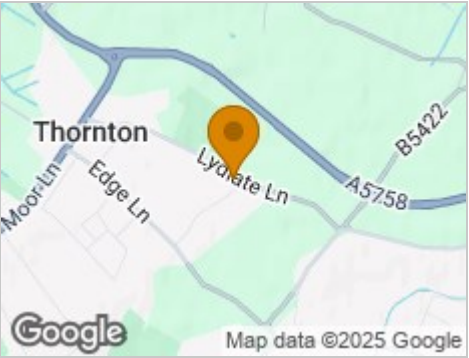
Road Map



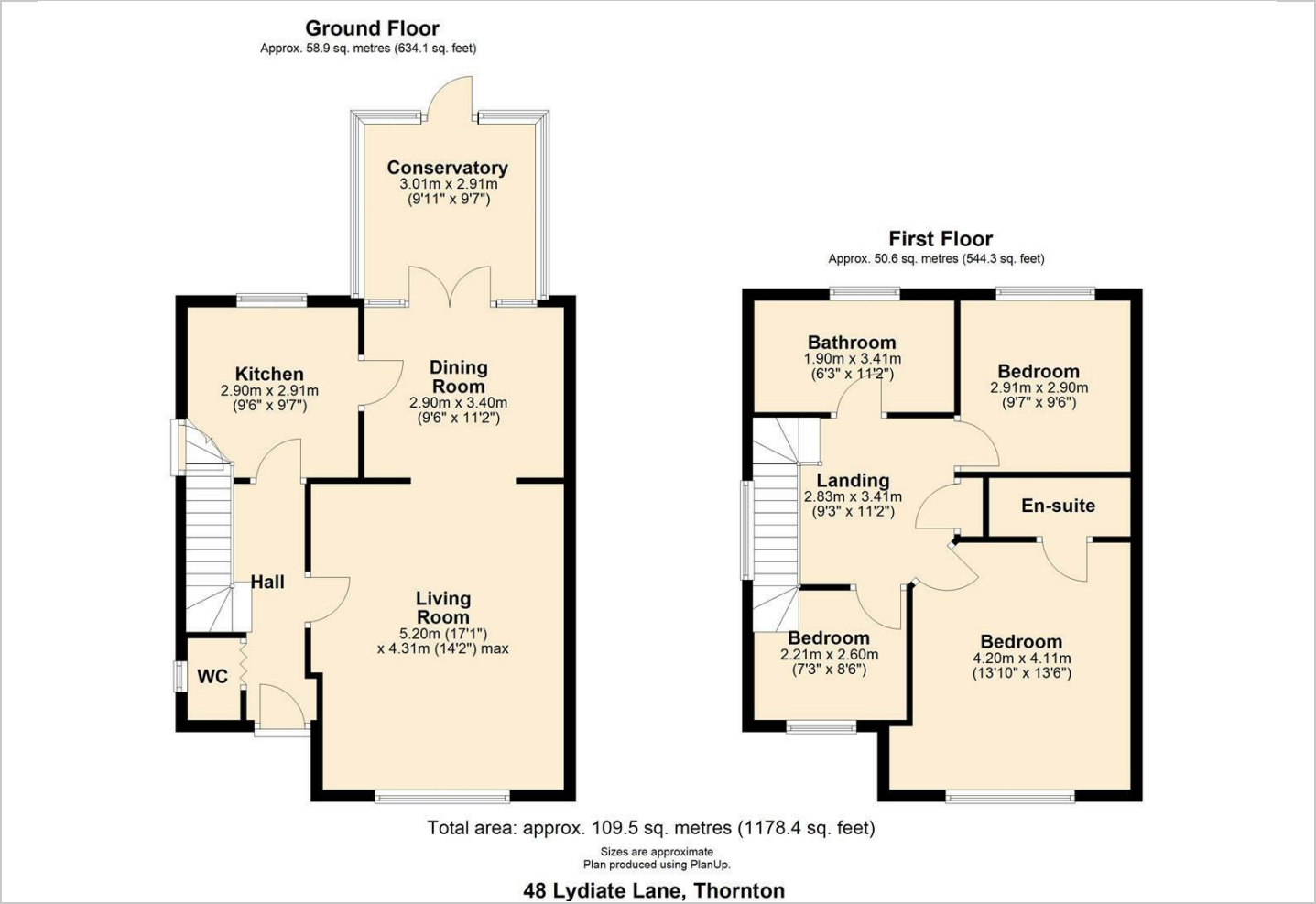
Hybrid Map



Terrain Map



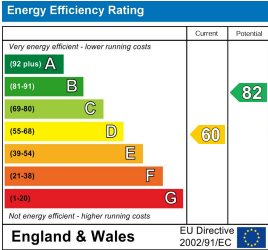
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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