



## 25 Coronation Road, Lydiate, L31 2NE

**Offers Over £240,000**

FREEHOLD - NO CHAIN

An excellent opportunity to purchase a 3 bedroom semi detached house located on a CORNER PLOT in prime Lydiate residential area convenient for well regarded local primary and secondary schools and close to Maghull.

Offering the potential for new owners to improve and possibly extended, the property briefly comprises porch, entrance hall, living room with feature fire, opening to rear dining room with patio door to the rear garden, kitchen with fitted units including oven and hob, rear porch leading to the GARDEN and a useful GROUND FLOOR WET ROOM.

To the first floor there are three bedrooms (two with fitted wardrobes) a spacious bathroom with bath and shower cubicle and a separate w.c. Front pathway leading to the entrance, side lawned gardens and paved rear garden with access via a gate to the rear DRIVEWAY and GARAGE.





**Porch**  
tiled floor, sliding double glazed door

**Entrance hall**  
laminate floor covering, under stairs cupboard, radiator

**Living room**  
12'4" x 10'11" (3.76m x 3.33m)  
feature fireplace with gas fire. double glazed window, opening to:

**Dining room**  
12'4" x 10'11" (3.76m x 3.35m)  
radiator, double glazed patio door to rear garden

**Kitchen**  
14'2" x 5'11" increasing to 7'4" (4.32m x 1.81m increasing to 2.25m)  
inset one and a half bowl stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, Bosch gas hob, Bosch double electric oven, part tiled walls, double glazed window, double glazed door and window to:

**Rear porch**  
double glazed windows and door to garden, door to:

**Shower room**  
shower area with mixer shower, wash hand basin, low level w.c, double glazed high level window

**First floor landing**  
access to loft, double glazed window

**Front bedroom 1**  
12'4" x 10'7" (3.78m x 3.23m)  
fitted wardrobes, radiator, double glazed window

**Rear bedroom 2**  
12'5" x 9'11" (3.80m x 3.03m)  
fitted wardrobes, radiator, double glazed window

**Front bedroom 3**  
8'3" x 6'5" (2.54m x 1.98m)  
radiator, double glazed window

**Bathroom**  
bath and separate shower cubicle with mixer shower,

wash hand basin in vanity units with mirrored surround, spotlights to ceiling, heated towel rail, double glazed window

**Separate w.c.**  
low level w.c, tiled walls and floor

**Outside**  
there are gardens to the front, side and rear, with lawned areas, paved patio areas / paths and stocked herbaceous areas, to the rear is a driveway with off road parking leading to a garage

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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