



ALASTAIR SAVILLE
ESTATE AGENTS

Coronation Road, Lydiate

£248,000

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RARE OPPORTUNITY TO ACQUIRE ONE OF THESE SEMI DETACHED HOUSES IN CORONATION ROAD, THREE BEDROOMS, EXTENDED KITCHEN/BREAKFAST ROOM, LARGE LOUNGE/DINER, MODERN SHOWER ROOM, ENCLOSED GARDENS TO THE REAR, INTEGRAL GARAGE AND DRIVEWAY. NO ONWARD CHAIN.

Situated in the ever popular Coronation Road in Lydiate sits this extended semi detached home which has been in the same ownership for a number of years. Being well presented throughout, the property is a blank canvas for anyone looking to put their own touch on their new home. The accommodation comprises entrance porch, hallway, lounge/diner, extended kitchen/breakfast room and integral garage to the ground floor. To the first floor are three bedrooms and a modern shower room . Externally the gardens are much larger than expected to the rear with a large patio and lawns enjoying a good degree of privacy. To the front there is a driveway providing off road parking and giving access to the garage as well as an open plan lawned garden. Being offered for sale with no onward chain, we would recommend an early viewing to fully appreciate everything on offer.

Entrance Porch 1.7m x 0.72m (5'6" x 2'4")
Double glazed Upvc sliding entrance door. Further glazed door leads into

Lounge Diner 7.78m x 4.51m (25'6" x 14'9") maximum measurements
Double glazed window to the front and double glazed sliding patio door leading out to the garden. Feature fireplace. Staircase leading to the first floor landing. Two radiators. Door leading through to the

Kitchen/Breakfast Room 4.38m x 2.97m (14'4" x 9'8") maximum measurement
Divided by an arch. One section measures 2.97m x 1.88m plus 2.97m x 2.21m. Two double glazed Upvc windows to the rear. Double glazed door leading out to the garden. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for freestanding cooker. Door to the garage. Tiled splash backs. Tiled





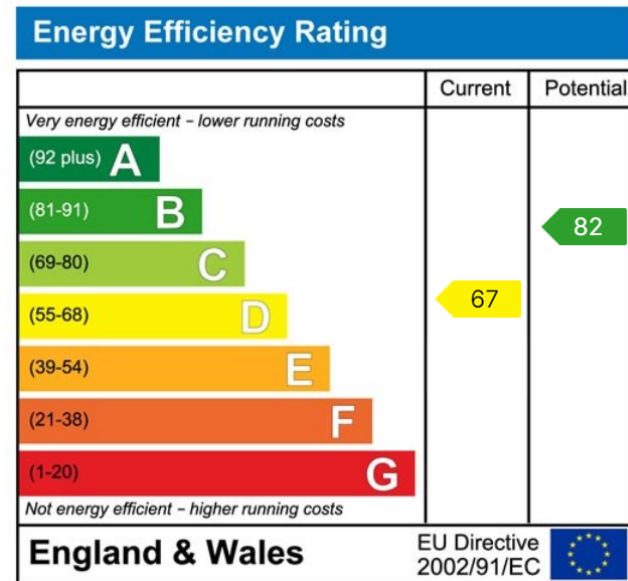
Ground floor approx area - 54.2m²

1st Floor approx area - 36.5m²

70 Coronation Road, L31 0BZ

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Measurements, floor-areas, openings and orientations are approximate. They should
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

- Council Tax Band- C
- EPC Rating- D
- Integral Garage And Driveway
- Lovely Enclosed Gardens To The Rear
- Modern Shower Room With Walk In Shower
- Extended Kitchen/ Breakfast Room
- Large Lounge/Diner
- Three Bedrooms
- Sought After Location
- Semi Detached Family Home



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