



ALASTAIR SAVILLE
ESTATE AGENTS

Kenyons Lane, Lydiate L31 0BF

£499,000

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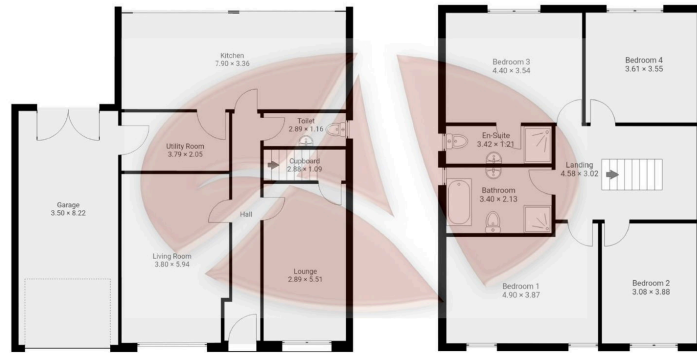


- Substantial Detached New Build Residence
- Four Double Bedrooms- One With Ensuite
- Downstairs WC and Spacious Utility Room
- Stunning Landing and Staircase
- Beautifully Finished And Designed
- Two Reception Rooms
- Large Kitchen/Diner To The Rear (With Bi Fold Doors)
- Landscaped Gardens, In And Out Driveway And Garage
- EPC Rating- Pending
- Council Tax Band- TBC



SUBSTANTIAL NEW BUILD PROPERTY SET ON THE EVER POPULAR KENYONS LANE IN LYDIATE, BEAUTIFULLY FINISHED AND DESIGNED, FOUR DOUBLE BEDROOMS- ONE HAVING AN ENSUITE, TWO RECEPTION ROOMS, LARGE KITCHEN/DINER ACROSS THE BACK WITH DOORS ONTO THE LANDSCAPED REAR GARDENS, EXCEPTIONAL STANDARD THROUGHOUT. VIEWING IS A MUST!

Having been recently completed by the renowned local builders, Ball Park Developments, this substantial new build house would make a superb family home. With attention to detail paid in every corner, this new build puts others to shame with under floor heating throughout the ground floor, cove lighting in both reception rooms, double sliding patio doors onto manicured landscaped rear gardens.



Ground Floor approx area- 116.0m²

1st Floor approx area- 82.9m²

1 Kenyons Lane, L31 0BF

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.



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