



ALASTAIR SAVILLE
ESTATE AGENTS

Normington Close, Lydiate

£240,000

3 1 2



PERFECT FIRST TIME HOME, LOVELY CORNER PLOT, DETACHED GARAGE WITH DRIVEWAY TO THE REAR, LOUNGE/ DINER, KITCHEN, LOVELY CONSERVATORY, THREE BEDROOMS AND FAMILY SHOWER ROOM, WELL PRESENTED THROUGH, OFFERED FOR SALE WITH NO ONWARD CHAIN. VIEWING ESSENTIAL!

Situated on a corner plot at the head of the sought after cul de sac of Normington Close in Lydiate, sits this semi detached spacious property that is being offered for sale with no onward chain. The property enjoys a convenient location, being in close proximity to various local amenities such as shops, schools, and transportation links. Comprises entrance hallway, living room, dining room, conservatory and kitchen to the ground floor. To the first floor there are three bedrooms and a modern shower room. The bonus to this lovely property is the gardens which surround the property to three sides. Viewing is essential to fully appreciate everything on offer with this lovely property.

Entrance Hallway

Double glazed Upvc entrance door. Staircase leading to the first floor landing. Under stairs cupboard. Doors off to various rooms.

Living Room 4.06m x 3m (13'3" x 9'10")

Double glazed Upvc window to the front. Electric fire with mantle, surround and hearth. Radiator. Opening into the

Dining Room 3.17m x 2.58m (10'4" x 8'5")

Radiator. Double doors lead into the

Conservatory 4.44m x 2.76m (14'6" x 9'0")

A dual aspect double glazed Upvc room with windows to the side and rear and French doors leading out into the rear gardens. Laminate flooring. Radiator.

Kitchen 3.17m x 2.34m (10'4" x 7'8")

Double glazed Upvc window to the side and double glazed Upvc door leading into the Conservatory. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer. Freestanding oven with extractor hood over. Space and plumbing for washing machine. Integrated dishwasher. Tiled





- Semi Detached Well Presented House
- Three Bedrooms
- Garage And Driveway To The Rear
- Offered For Sale With No Onward Chain
- EPC Rating-
- Two Reception Rooms Plus Conservatory
- Corner Plot With Gardens To Three Sides
- Sought After Location
- Viewing Essential
- Council Tax Band- C

