



**Lythe Fell Avenue, Halton, LA2 6NL**

**£254,995**

**EXCELLENT VALUE FOR MONEY!!!** We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in the popular semi-rural area of Halton!





# 32 Lythe Fell Avenue, Halton, LA2 6NL

## GROUND FLOOR

### Lounge 13'11" x 13'8" (4.26 x 4.17m)

High quality wood effect laminate flooring with curtains, blind and log burner

### Kitchen/diner 11'9" x 20'6" (3.59 x 6.27m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting. curtains and blind. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

## FIRST FLOOR

### Bedroom 10'9" x 10'5" (3.28 x 3.19m)

Carpet flooring with window to the front elevation, fitted wardrobes, curtains and blind

### Bedroom 11'5" x 9'2" (3.48 x 2.80m)

Carpet flooring with window to the rear elevation and curtains

## Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting and heated towel rail and partially tiled decor

## EXTERNAL

Beautifully presented and private rear garden, benefiting from scenic views and sunny aspect. Large driveway capable of accommodating vehicles, leading to a detached single garage.

Council tax band - C  
FREEHOLD





