



Ian Crane Estate Agents

113 Coronation Road, Lydiate, L31 2NG



£289,950 (Subject to contract)

A property that will sell quickly to a buyer that is in a position to move straight away, this home offers a fantastic opportunity for a purchaser to make improvements to this already extended semi detached house located in a highly desirable residential location close to popular local schools. With excellent family accommodation, the property has the potential for further extensions (subject to relevant permissions) to the rear into the large westerly facing rear garden. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room opening to dining room with patio door to sitting room leading to the rear garden. There is also a kitchen/breakfast room and separate utility room leading to both garages. To the first floor all three bedrooms have fitted wardrobes and there is a bathroom with bath and separate shower. Driveway leading to garage, large westerly facing lawned rear garden that is not overlooked at the end with well stocked herbaceous areas and greenhouse. There is also no chain involved for a potentially more straightforward transaction.



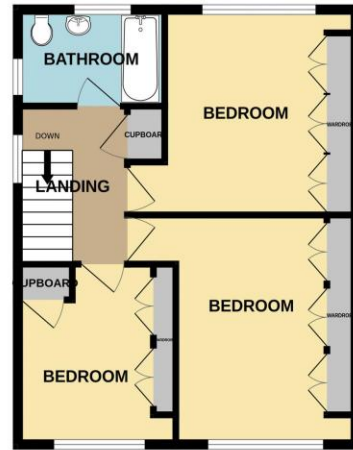
Location:	Coronation Road is a popular residential road in Lydiate close to local junior and high schools
Porch	double glazed windows and door
Entrance hall	under stairs cupboard, radiator
Living room	14' 6" x 13' 4" (4.42m x 4.07m) feature fireplace, radiator, double glazed window, sliding doors to:
Dining room	10' 4" x 9' 5" (3.16m x 2.87m) radiator, patio door to:
Sitting room	7' 7" x 7' 9" (2.30m x 2.36m) two patio doors looking out to the rear garden
Kitchen	10' 4" x 10' 4" (3.14m x 3.14m) inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for electric cooker, plumbing for dishwasher, Worcester gas central heating boiler, double glazed window, door to:
Utility room	12' 0" x 8' 4" maximum (3.65m x 2.54m maximum) base units with worktop surfaces over, plumbing for washing machine, double glazed door to garden, doors to both garages
First floor landing	airing cupboard, access to loft, double glazed window
Front bedroom 1	13' 5" x 10' 6" (4.09m x 3.21m) fitted wardrobes, radiator, double glazed window
Rear bedroom 2	11' 9" x 11' 2" (3.58m x 3.41m) fitted wardrobes, radiator, double glazed window
Front bedroom 3	10' 4" x 9' 7" (3.16m x 2.91m) fitted wardrobes, storage cupboard over the stairs, radiator, double glazed window
Bathroom	coloured suite comprising bath with plumbed shower over, pedestal wash hand basin, low level w.c, tiled walls, radiator, two double glazed windows
Outside	paved driveway with parking for cars leading to garage, lawned front garden with borders for planting. The large westerly facing rear garden is a particular feature of this property, is ideal for families and garden lovers as well as offering excellent potential for further rear extensions to the property, subject to relevant permissions. Large lawned area, loose stoned patio area, greenhouse and a wide variety of stocked herbaceous areas.
Rear garage	18' 8" x 8' 10" (5.69m x 2.68m) light and power, three windows, door to utility room
Front garage	18' 5" x 8' 5" (5.61m x 2.57m) light and power, up and over front door, door to utility room
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
Tenure	Freehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



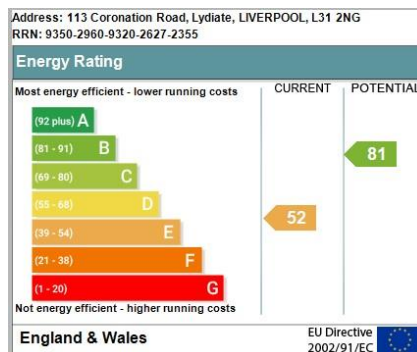
GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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