

11 The Fieldings, Lydiate, L31 2PT

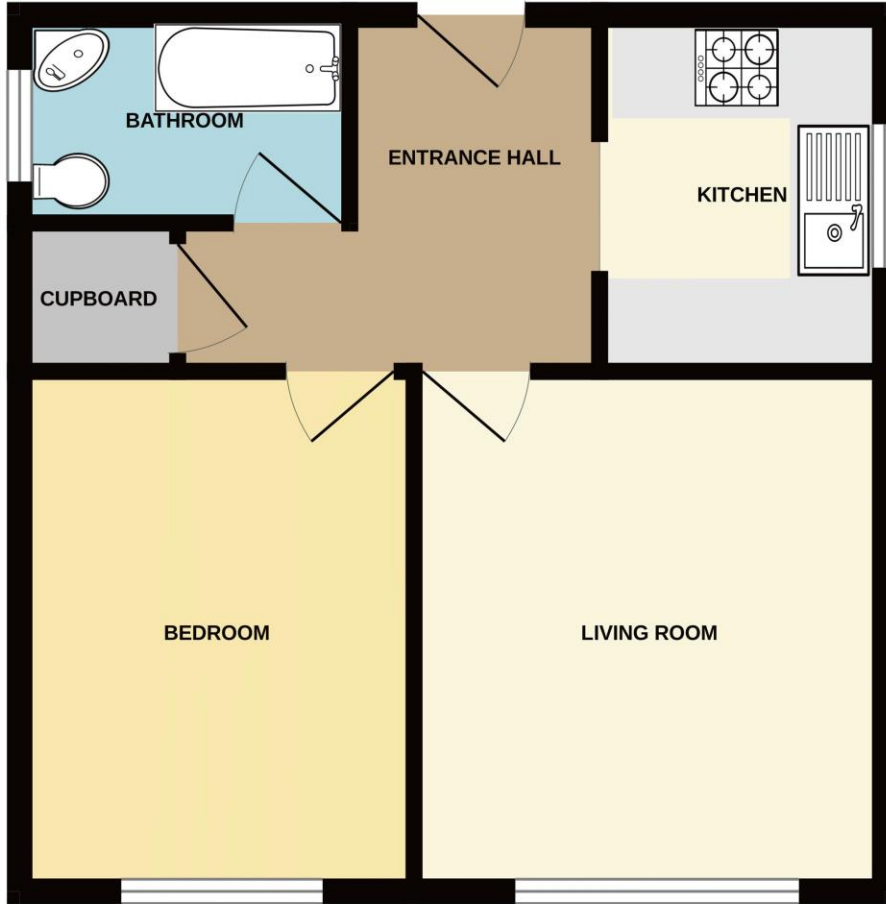


£124,995 (Subject to contract)

An easily manageable ground floor flat situated off Southport Road in Lydiate that is close to the canal that links Liverpool with Leeds and offers great locations for walking. Offered for sale without an ongoing chain for a potentially more straightforward purchase, the property would make an ideal first time purchase or an investment opportunity for somebody looking for a rental income. Including gas central heating and double glazing, the property briefly comprises communal ground floor entrance hall leading to flat number 11, private entrance hall, living room overlooking the rear, double bedroom, kitchen with fitted units including oven and hob, bathroom with white suite including shower over the bath. There are some outside communal areas and parking with spaces for the individual properties as well as visitor parking spaces.

Location:	the property is close to canal that links Liverpool with Leeds and The Fieldings is located off Southport Road in Lydiate
Communal entrance	
Flat 11	
Hallway	storage cupboard, radiator
Living room	11' 10" x 10' 11" (3.61m x 3.33m) radiator, double glazed window
Bedroom	11' 11" x 9' 2" (3.62m x 2.79m) radiator, double glazed window
Kitchen	8' 3" x 6' 7" (2.52m x 2.01m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, midway tiling, Lamona gas hob, electric oven, plumbing for washing machine, Ideal gas central heating boiler, double glazed window
Bathroom	white suite comprising bath with mixer shower over, corner wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Outside	there are communal garden areas and parking spaces for the property and visitors
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band B
Tenure	Leasehold

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.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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 is given.

Address: 11 The Fieldings, LIVERPOOL, L31 2PT
 RRN: 0320-2687-7370-2294-6615



