



Ian Crane Estate Agents

Southport Road, Lydiate, L31 2JN



£289,950 (Subject to contract)

A unique secluded property that sits hidden behind fenced and well established gardens to three sides and on a corner plot that is located close to the Liverpool to Leeds canal. The semi detached house is full of character features and has been extended to provide deceptively spacious accommodation with versatile living arrangements. Including gas central heating and double glazing, there is a small entrance leading to the living room with a feature multi fuel burner and french doors to the rear, kitchen/diner with fitted units including oven and hob, leading to separate utility room. There is a ground floor double bedroom and a bathroom with free standing roll top bath. To the first floor there are two further bedrooms and a shower room. Side driveway with parking for cars and the attractive established gardens with lawned areas, rear patio, loose stoned areas, summerhouse and a wide variety of trees, shrubs and flowers. There is also a useful workshop.



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Location:	the property is located on the corner of Bells Lane and Southport Road in Lydiate, close to the canal
Entrance	small entrance leading to kitchen and:
Living room	21' 2" x 12' 0" narrowing to 10' 10" (6.46m x 3.66m narrowing to 3.31m) feature fireplace with multi fuel burner, wooden floor, radiator, double glazed front window, double glazed french doors to rear
Kitchen/diner	18' 6" x 9' 0" narrowing to 8' 1" (5.65m x 2.74m narrowing to 2.47m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated hob and oven, midway tiling, radiator, double glazed window, tiled floor with step down to dining area with plumbing for washing machine, tiled floor, radiator, double glazed windows to front and rear, double glazed door to rear, opening to:
Utility room	7' 7" x 8' 8" (2.32m x 2.64m) laminate floor covering, double glazed window
Inner hall	leading to bathroom and:
Bedroom	8' 11" x 8' 9" (2.72m x 2.66m) wooden floor, radiator, double glazed window
Bathroom	roll top free standing bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level w.c, tiled floor, part tiled walls, feature radiator, double glazed window
First floor	
Bedroom 1	19' 0" x 8' 4" opening to 10' 11" (5.79m x 2.53m opening to 3.34m) fitted wardrobes and cupboards, oak effect flooring, radiator, double glazed windows to three elevations, door to:
Shower room	shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled floor, heated towel rail, double glazed window
Bedroom 2	9' 7" plus door recess x 7' 1" plus recess (2.92m plus door recess x 2.16m plus recess) fitted wardrobe, radiator, double glazed window
Outside	the are gardens to the front, side and rear, with lawned areas, patio areas, well stocked herbaceous areas, loose stone areas, summerhouse and a side driveway with parking for cars
Workshop	8' 3" x 8' 11" (2.52m x 2.71m) light and power, door to front garden
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

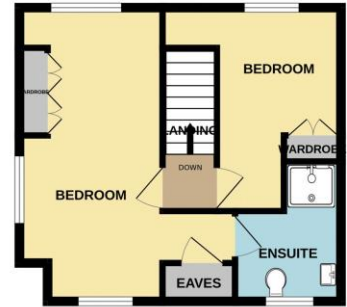
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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 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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Address: 85 Southport Road, Lydiate, LIVERPOOL, L31 2JN
RRN: 0535-3037-2205-9574-8200

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D		64	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
			84

England & Wales EU Directive 2002/91/EC



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