



Ian Crane Estate Agents

Aster Court, Southport Road, Lydiate, L31 2HD



£139,950 (Subject to contract)

An attractive ground floor apartment situated in this exclusive modern development in Lydiate close to shopping facilities as well as the motorway networks. The property benefits from a private front entrance as well as the communal entrance, includes uPVC double glazed windows, electric heating and briefly comprises hall with storage cupboard, spacious bright living room with bay window, fitted kitchen including hob and oven. Two bedrooms, bathroom with white suite including electric shower to bath. Security entry phone system, allocated parking behind security gates and communal gardens. The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



Ian Crane Estate Agents

Location:	Aster Court is located at the junction between Southport Road, Liverpool Road North and Liverpool Road where Lydiate meets Maghull
Communal entrance	
Number 9	
Private hallway	laminated floor covering, electric heater, storage cupboard housing hot water cylinder
Living room / dining room	26' 1" maximum x 9' 4" (7.95m maximum x 2.84m) laminated floor covering, two electric heaters, double glazed window, double glazed bay window, private doorway to Liverpool Road
Kitchen	7' 10" x 7' 9" (2.38m x 2.36m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, midway tiling, integrated Logik electric hob and oven, plumbing for washing machine
Bedroom 1	16' 7" maximum x 10' 8" (5.05m maximum x 3.26m) electric heater, double glazed window
Bedroom 2	11' 8" x 8' 5" (3.56m x 2.56m) electric heater, double glazed window
Bathroom	white suite comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail
Outside	there are communal garden areas, private parking behind electric security gates
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	Leasehold

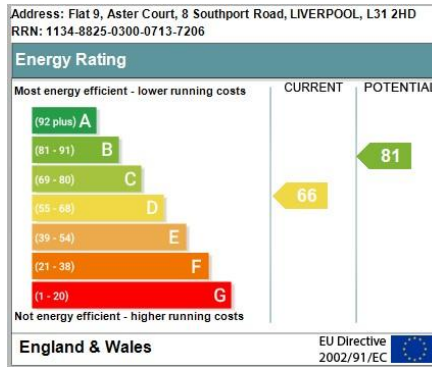
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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.



GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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.
Made with Metropix ©2024





Ian Crane Estate Agents

