

35a Liverpool Road, Lydiate, L31 2LT



Offers in the Region Of £119,500 (Subject to contract)

Ian Crane Estate Agents bring to the market this purpose built flat located on the ground floor and with it's own private side entrance. It also has the rare advantage of it's own private lawned rear garden which is accessed from the side or from the french doors leading from the living room. Situated in a convenient location close to the shops on Liverpool Road, the accommodation includes gas central heating, double glazing and briefly comprises entrance vestibule with store, entrance area opening to the living room with the french doors to rear garden, kitchen with fitted units including oven and hob, two double bedrooms, one overlooking the front and one to the rear and a shower room with tiled shower area. Side access to the front door and also to the fenced and lawned rear garden with patio area.

Location:	the property is located on Liverpool Road in Lydiate between Nedens Lane and Oakhill Drive
Entrance vestibule	tiled floor, access to storage cupboard, double glazed door, door to:
Entrance area	laminated floor covering, opening to:
Living room	10' 9" x 14' 1" (3.28m x 4.28m) laminated floor covering, radiator, double glazed french doors to rear garden
Kitchen	9' 7" x 10' 11" (2.91m x 3.34m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, electric hob and oven, plumbing for washing machine, Vaillant gas central heating boiler, tiled floor, part tiled walls, pantry storage cupboard, radiator, double glazed window
Front bedroom 1	13' 5" x 9' 11" (4.08m x 3.03m) radiator, double glazed window
Rear bedroom 2	11' 5" x 10' 0" (3.48m x 3.04m) radiator, double glazed window
Shower room	tiled shower area with mixer shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Outside	private rear garden for the ground floor flat which is fenced with lawned area and a patio area
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band A
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
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.0 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.
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