

## 20 Roseland Close, Lydiate, L31 4JG



**£259,950** (Subject to contract)

A particularly spacious semi detached family home that is located in a pleasant residential cul de sac in Lydiate that is close to local primary and secondary schools as well as within easy reach of the Liverpool to Leeds canal for those summer walks. Offered for sale without an ongoing chain so there is a potential for a more straightforward purchase for any buyers looking to move quickly. The accommodation briefly comprises entrance hall, living room with feature fireplace, opening to dining room with patio door to the conservatory that has french doors to the rear garden. The dining room also leads to the kitchen that has fitted units and this has a doorway to the family room/office. To the first floor there are three bedrooms (main bedroom with fitted furniture) and a shower room with corner shower cubicle. Block paved driveway with parking for two cars, a lawned rear garden with patio area, greenhouse and shed.

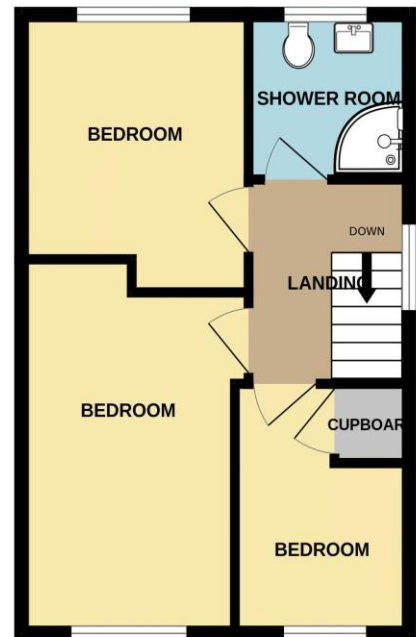
<b>Location:</b>	Roseland Close is a pleasant residential cul de sac located off Nursery Road which is off Sandy Lane in Lydiate
<b>Entrance hall</b>	double glazed window
<b>Living room</b>	<b>13' 7" x 12' 7" (4.15m x 3.83m)</b> under stairs storage cupboard, feature fireplace, wooden floors, radiator, double glazed window, opening to:
<b>Dining room</b>	<b>10' 2" x 7' 9" (3.10m x 2.36m)</b> wooden floors, radiator, patio door to:
<b>Conservatory</b>	<b>8' 0" x 13' 5" (2.45m x 4.09m)</b> tiled floor, windows and french doors to rear garden (some double glazed and some single glazed)
<b>Kitchen</b>	<b>10' 3" x 15' 8" (3.13m x 4.78m)</b> belfast style sink unit with drainer, base and drawer units with butchers block style worktop surfaces over, wall units, midway tiling, space for range cooker, space for American style fridge/freezer, plumbing and spaces for washing machine, dishwasher and tumble dryer, tiled floor, radiator, double glazed window, double glazed door to conservatory, door to:
<b>Family room</b>	<b>19' 7" x 7' 3" (5.98m x 2.20m)</b> laminate floor covering, radiator, double glazed window
<b>First floor landing</b>	access to loft, double glazed window
<b>Front bedroom 1</b>	<b>13' 3" plus recess x 8' 0" (4.03m plus recess x 2.44m)</b> fitted wardrobes and drawers, radiator, double glazed window
<b>Rear bedroom 2</b>	<b>10' 11" maximum x 9' 1" (3.32m maximum x 2.77m)</b> radiator, double glazed window
<b>Front bedroom 3</b>	<b>9' 6" x 6' 9" (2.89m x 2.06m)</b> storage cupboard, radiator, double glazed window
<b>Shower room</b>	corner shower cubicle with mixer shower, wash hand basin and w.c. in vanity unit, tiled walls, tiled floor, heated towel rail, double glazed window
<b>Outside</b>	block paved driveway with parking for cars and a rear garden that is lawned with a patio area, greenhouse and a shed
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	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  
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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 sanitary, electric and appliances shown have not been tested and no guarantee



