



Ian Crane Estate Agents

Mallard House, The Moorings, Lydiate, Merseyside, L31 2PS



£105,000 (Subject to contract)

An easily manageable ground floor flat in this purpose built apartment block situated in a pleasant cul de sac on the Moorings in Lydiate very close to the Liverpool to Leeds canal. The property is ideal for a first time buyer looking to enter the property market or an investor being an ideal rental opportunity. The accommodation includes double glazing, gas central heating and briefly comprises communal entrance with entryphone system, private hallway, living room overlooking the rear, kitchen with fitted units including oven and hob, bedroom with fitted wardrobes and a shower room. There are communal parking spaces and communal lawned gardens. The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



Location: The Moorings in located off Southport Road in Lydiate and this property is in the last cul de sac close to the canal

Ground floor communal entrance

Flat number 10

Entrance hall entryphone handset, storage cupboard, radiator

Living room 11' 9" x 11' 0" (3.59m x 3.36m) radiator, double glazed window

Kitchen 8' 3" x 7' 1" (2.51m x 2.17m) inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, Beko gas hob, electric oven, plumbing for washing machine, Main gas central heating boiler, double glazed window

Bedroom 11' 10" x 9' 2" (3.61m x 2.80m) fitted wardrobes, radiator, double glazed window

Shower room shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, double glazed window

Outside there are communal parking spaces and lawned communal gardens

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.



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 404 sq.ft. (37.6 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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