



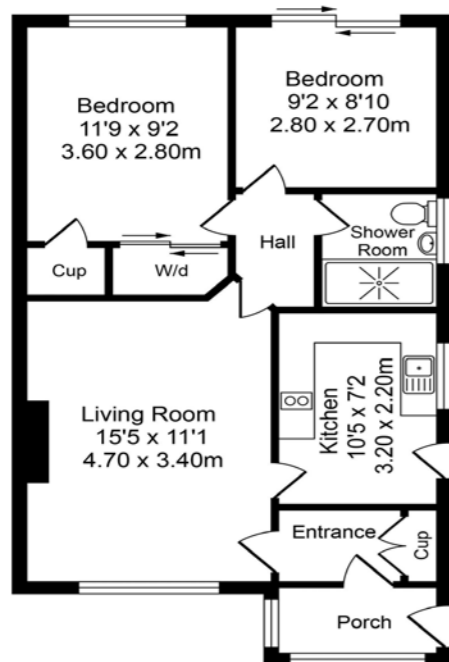
Ormskirk: 01695 570102
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Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

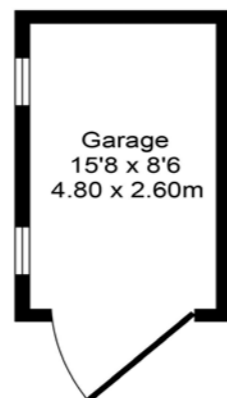
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 735 Sq.ft. (68.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 600 Sq.Ft (55.7 Sq.M.)



First Floor
Approx. Floor Area 135 Sq.Ft (12.5 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Cadwell Road, Liverpool
Offers in Excess of £215,000



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this spacious two-bedroom semi-detached true bungalow, located in Lydiate, Liverpool. This versatile property offers endless potential and is conveniently situated near local amenities and excellent transport links.

As you approach, a private driveway provides off-road parking for multiple vehicles, setting the stage for the potential within. Step through the main front entrance to discover a flexible layout featuring two double bedrooms, both neutrally decorated for a blank canvas awaiting your personal touch. Centrally located, the main family bathroom offers convenience with a WC, wash hand basin, and walk-in double shower. The large living room, centred around a feature fireplace, flows seamlessly into a fully fitted kitchen boasting a range of units and integrated appliances.

Outside, the rear garden provides a private retreat, with a centrally turfed lawn bordered by trees, plants and shrubs. A spacious patio terrace offers the perfect space for outdoor entertaining, while a detached garage provides additional storage or parking options.

With approximately 735 square feet of living space, gas central heating, and double glazing throughout, this property offers comfort and potential in equal measure. While some cosmetic modernisation is required, the opportunity to make this bungalow your own is unmistakable. Gas central heating and double glazing are provided throughout.

Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Spacious True Bungalow
- Two Double Bedrooms
- Circa 735 Square Feet
- Large Lounge
- Modern Kitchen
- Easy Maintainable Rear Garden
- Ample Driveway Parking
- Detached Single Garage
- Close to Amenities
- Good Transport Links







