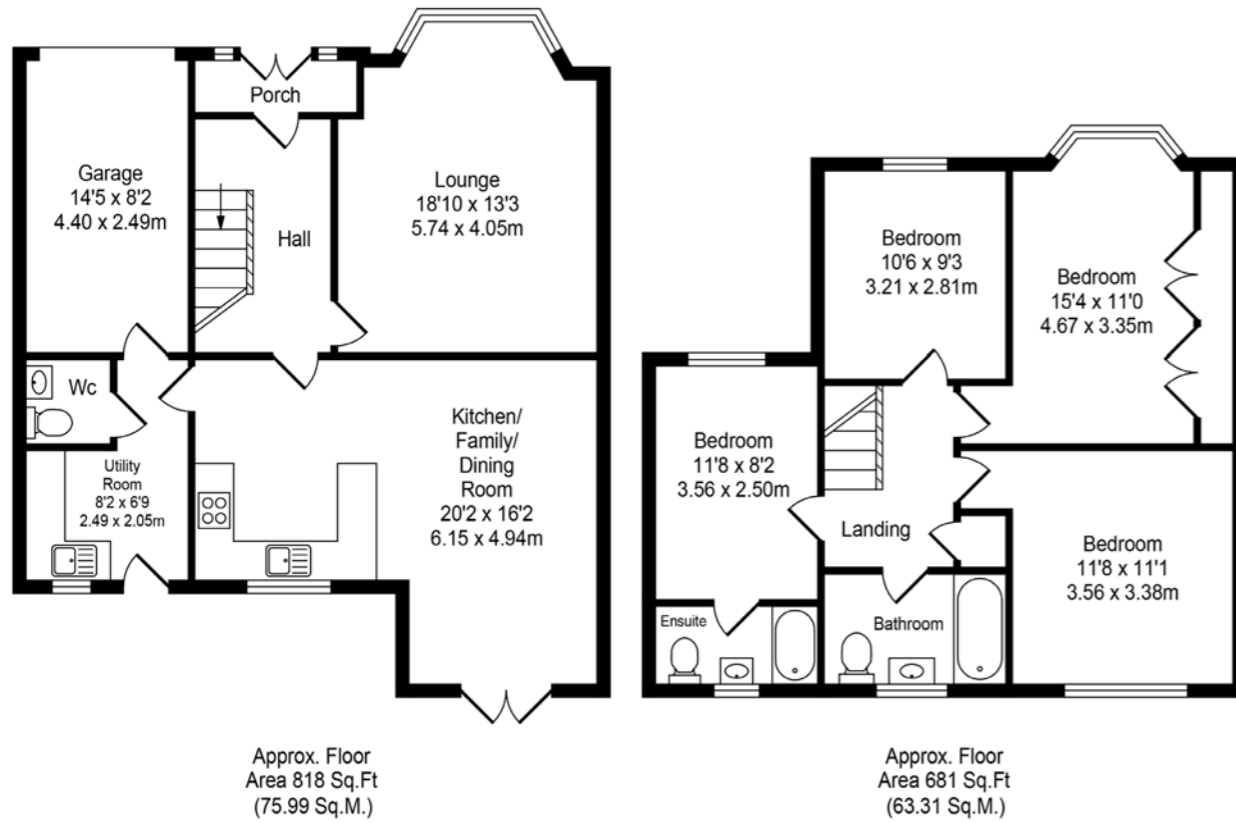




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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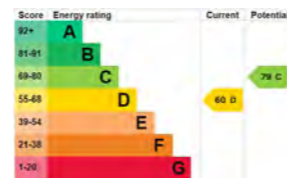
**Total Approx. Floor Area 1499 Sq.ft. (139.30 Sq.M.)**

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



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

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](http://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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this beautifully presented and renovated four-bedroom semi-detached family home, attractively located along the popular Coronation Road in Lydiate, Liverpool. This stunning property combines contemporary elegance with practical living spaces, making it an ideal choice for families. Situated in a highly desirable area, the home benefits from proximity to excellent schools, shops, and a range of local amenities.

Lydiate is renowned for its appealing residential environment, characterised by a strong sense of community and convenient access to major transport links. The property is well-positioned for easy commuting, with close proximity to the M57 and M58 motorways, and efficient public transport services. The local area offers a variety of leisure facilities, parks, and dining options, ensuring all lifestyle needs are met within a short distance.

The exterior of the property is immediately inviting, approached via a private driveway that leads to an integrated garage. The double front entrance porch sets a welcoming tone, while the well-maintained front garden enhances the curb appeal. The front of the house features a spacious bay-fronted living room, beautifully decorated to a high standard, providing a cosy and elegant space for family relaxation. The rear of the property has been thoughtfully extended to include a stunning, fully-fitted open-plan dining kitchen. This area boasts an array of wall, base, and tower units, integrated appliances, and premium contrasting work-surfaces, complemented by a central feature breakfast bar. The ample dining and living area is illuminated by modern patio doors, creating a bright and airy ambiance. Additional ground floor accommodations include a spacious utility room and a convenient WC.

The first floor comprises four well-proportioned family bedrooms, all double in size and neutrally decorated. Two of the bedrooms include fitted wardrobes and storage facilities with one of the bedrooms also featuring a luxurious en-suite bathroom. The main family bathroom is equipped with a bath and overhead shower, WC and vanity wash hand basin. The stylish contemporary tiled design enhances the modern aesthetic of the bathroom.

Externally, the private rear garden is a serene retreat, meticulously landscaped with a spacious centrally turfed lawn bordered by established plants and shrubs. An ample patio terrace provides the perfect space for outdoor entertaining and relaxation. Extending to approximately 1,500 square feet and benefiting from gas central heating and double glazing throughout, this impressive family home offers a high standard of living. Internal inspection is highly advised to fully appreciate the quality and potential of this stunning property.

