

Manion Avenue, Lydiate

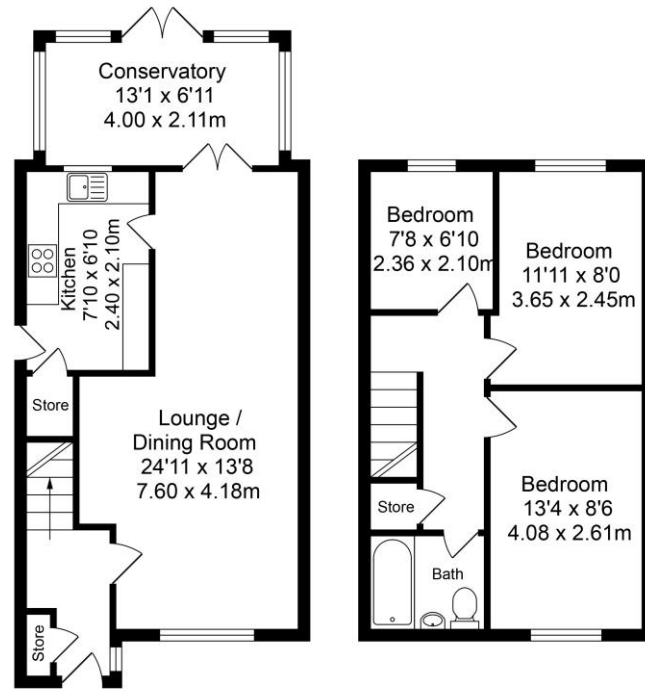


Manion Avenue, Lydiate



Mannion Avenue, Lydiate  
Total Approx. Floor Area 883 Sq.ft. (82.0 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 495 Sq.Ft (46.0 Sq.M.)

First Floor  
Approx. Floor Area 388 Sq.Ft (36.0 Sq.M.)



01695 570102

enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £189,950

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



Arnold and Phillips are delighted to present this immaculately presented and deceptively spacious three-bedroom semi-detached property located in the much sought after Manion Avenue.

Conveniently located close to a host of local amenities, shops and schools and particularly well placed for transport and commuter links, this family home would be ideally suited to working professionals or young families.

Nestled comfortably at the head of a highly desirable cul-de-sac, this attractive property provides off-road parking for two vehicles. Accessed via the front entrance porch, one is received into an open and inviting entrance hall which opens into the spacious through lounge/diner. This large room is well lit and finished in a dark wood effect flooring throughout. This room leads through to a spacious rear conservatory that overlooks the pleasant rear garden. The kitchen has been finished to exacting standards and is fitted with a range of high-gloss graphite handle-less wall and base units, complete with a host of premium integrated appliances and storage solutions and finished with a premium solid work surface and tiled flooring.

To the first floor there are three well-proportioned bedrooms, all of which are recently decorated and fully carpeted. The property is served by a high-end fully tiled modern family bathroom, which has recently been fitted and is complete with W.C, wash hand basin, vanity units and bath with overhead contemporary chrome shower.

To the rear of the property there is a self-contained and manageable rear garden, which has been laid with artificial turf for ease of maintenance and visual effect. This attractive garden, which is not directly overlooked, is bordered by stylish patio areas and provides a perfect setting for al-fresco dining and relaxation.

Internal inspection of this well-presented and convenient property is highly advised, and early viewing will be essential to avoid disappointment.









