



ALASTAIR SAVILLE
ESTATE AGENCY

Huntingdon Grove, Lydiate

£260,000

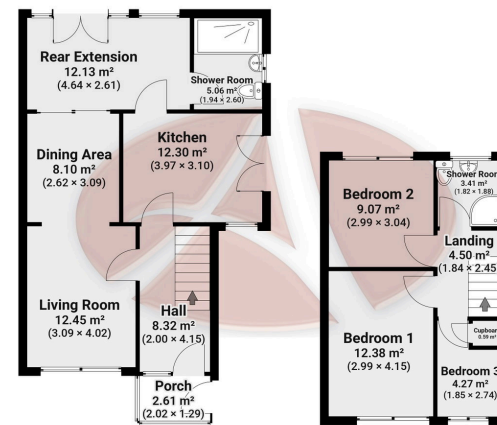
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- Three Bedroom Semi Detached Property
- Three Reception Rooms
- Kitchen/ Breakfast Room
- Flagged Driveway With Parking
- Freehold
- Thoughtfully Extended
- Ground Floor Wet Room
- Easy To Maintain Garden
- Sought After Location
- EPC Pending, Council Tax Band - C



EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY, THREE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, GROUND FLOOR WET ROOM, FIRST FLOOR SHOWER ROOM, DRIVEWAY, EASY TO MAINTAIN GARDEN. Discover this extended three bedroom semi detached home on Huntingdon Grove, Lydiate, offering versatile and spacious living areas perfect for contemporary family life, complete with an easy to maintain garden and convenient driveway parking.





Ground Floor Area 60.92m2

1st Floor Area 34.19m2

5 Huntingdon Grove, L31 4JQ

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC