



## 17 Lydiate Park, Liverpool, Merseyside L23 1XL

### Offers Over £315,000

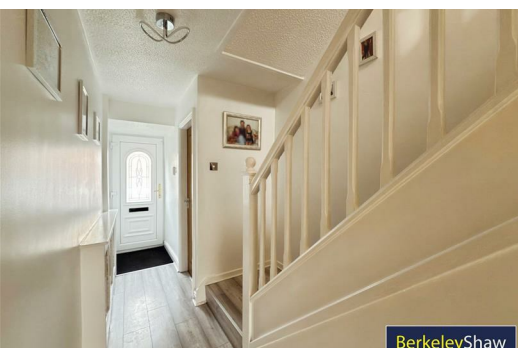
Tucked away within a quiet and sought-after close in Lydiate Park, this attractive three bedroom detached home is offered to the market freehold and with no onward chain, making it an excellent opportunity for a wide range of buyers.

The property occupies a pleasant plot with a wrap-around garden, featuring a well-maintained lawn and a sunny decked patio area, ideal for outdoor dining and entertaining. A driveway provides off-road parking for one vehicle. A particular highlight is the detached converted garage, which is fully serviced and currently utilised as a home office, with the added benefit of being used as a bar during the summer months, offering flexible and versatile space.

Inside, the accommodation is well laid out and thoughtfully designed. The welcoming front lounge is spacious and light-filled, featuring a bay window and a focal fireplace that creates a warm and inviting atmosphere. To the rear, there is a modern dining kitchen complete with a breakfast bar and fixed seating area, making it a sociable hub for everyday living and entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, the main bedroom benefits from its own ensuite shower room, while the second bedroom is a well-proportioned double and the third a comfortable single, ideal as a child's room, guest room, or study. The family bathroom is well appointed and serves the remaining bedrooms.

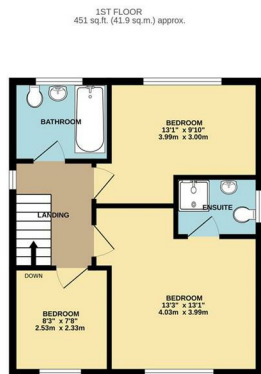
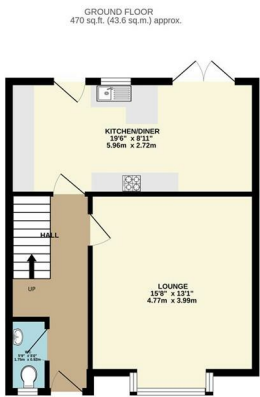
Ideally located for commuters, the property offers easy access to major motorway links while still enjoying a peaceful residential setting. This is a fantastic opportunity to purchase a detached home in a desirable location with flexible living space and excellent potential. Early viewing is highly recommended.



- Hall
- Downstairs WC
- Lounge
- Kitchen/Dining Room
- Converted Garage - OFFICE/BAR
- Bedroom 1
- Ensuite
- Bedroom 2
- Bedroom 3
- Family Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.  
We warrant that the information has been made to the best of our knowledge and belief, but we do not warrant its accuracy. We accept no responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency for the future.  
 Plans will follow RICS.



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