






ALASTAIR SAVILLE  
ESTATE AGENTS

## Woodleigh Close, Lydiate

£350,000

 4  2  3

- Executive Four Bedroom Detached Property
- Large, Modern Kitchen
- Easy Maintenance Garden
- Sought after Cul-de-Sac
- Freehold
- Three Spacious Reception Rooms
- Two Bathrooms
- Large, Flagged Driveway
- Close To Local Amenities
- EPC Rating - D, Council Tax Band - E, Sefton Council



**A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME, NESTLED IN A SOUGHT AFTER CUL-DE-SAC IN LYDIATE, OFFERING THREE RECEPTION ROOMS, A CONTEMPORARY KITCHEN/BREAKFAST ROOM, AND AMPLE OFF ROAD PARKING. THIS PROPERTY PROVIDES THE PERFECT BLEND OF COMFORT, PRACTICALITY, AND EASY ACCESS TO LOCAL AMENITIES.**



