



ALASTAIR SAVILLE
ESTATE AGENTS

Southport Road, Lydiate

£550,000

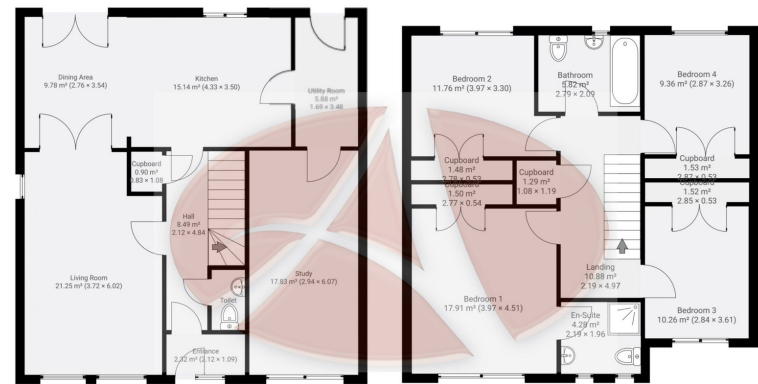
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- Four Bedroom Detached Property
- High Spec Throughout
- Utility Room
- Lawned Garden & Patio
- Freehold
- NO CHAIN
- Two Reception Rooms
- Four Spacious Bedrooms
- Sought After Location
- EPC Rating - B, Council Tax Band - F



FOUR BEDROOM DETACHED PROPERTY, NO CHAIN, HIGH SPEC THOUGHOUT, IMMACULATEDLY PRESENTED, TWO RECEPTION ROOMS, SPACIOUS KITCHEN/DINER, UTILITY ROOM, DOWNSTAIRS WC, ELECTRIC GATED, ELECTRIC CAR CHARGER, PARKING FOR FIVE CARS. A beautifully presented home, thoroughly modern for contemporary living, featuring a luxurious open plan kitchen/diner, two versatile reception rooms, and an easy maintenance garden. This exceptional home is ideally situated on Liverpool Road, offering convenience and a high standard of living, complete with a generous driveway and electric gates.





Ground Floor Area 83.00m²

1st Floor Area 77.53m²

129 Southport Road, L31 2JW

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	81	87
(69-80) C		
(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	