
FOR SALE
ALASTAIRSAVILLE
ESTATE AGENTS
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Southport Road, Lydiate

£195,000

2 1 1

- Mid Terrace Character Cottage
- Two Bedrooms
- Lovely Conservatory To The Rear
- Much Larger Than Expected Gardens To The Rear
- Modern Shower Room
- Well Presented Throughout
- Rare Opportunity
- EPC Rating- C, Council Tax Band- B





RARE OPPORTUNITY TO ACQUIRE A MID TERRACED CHARACTER COTTAGE, WELL PRESENTED THROUGHOUT. LARGER THAN EXPECTED GARDENS TO THE REAR. TWO BEDROOMS. MODERN KITCHEN AND SHOWER ROOM. LOVELY CONSERVATORY TO THE REAR ONTO THE GARDENS. BE QUICK! Situated on Southport Road in Lydiate, is this mid terrace character cottage which would make a superb home for any first time buyers or someone looking to downsize. The accommodation comprises lounge with log burning stove, inner hallway, modern kitchen and conservatory to the ground floor. To the first floor are two bedrooms and the modern shower room. Externally there are much larger than expected gardens to the rear. These gardens are low maintenance with a patio are and further gravelled space. This is an opportunity not to be missed and we would strongly recommend an early viewing.

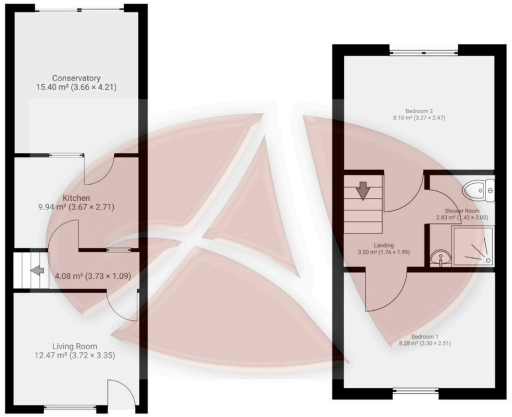












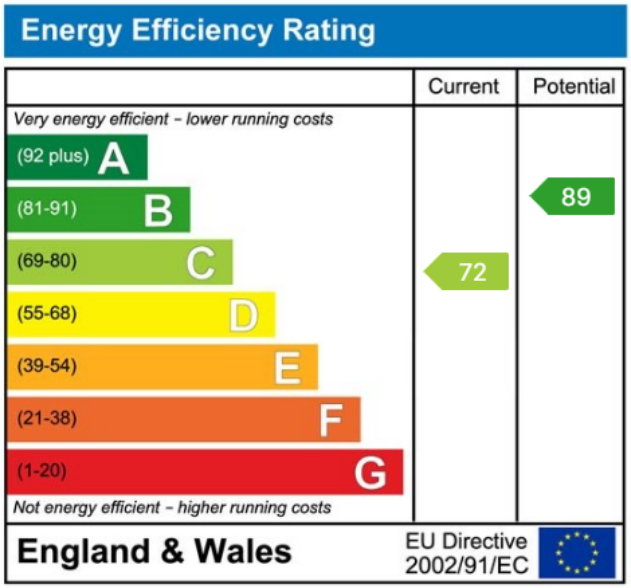
Ground Floor Area 41.86m2 **1st Floor Area 22.68m2**

44 Southport Road, L31 2HZ

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.





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NAEA National Association of Estate Agents
The Property Ombudsman