



ATASTAIR SAVILLE  
ESTATE AGENTS

# Liverpool Road, Lydiate

£285,000

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COMPLETELY RENOVATED AND MODERNISED SEMI DETACHED TRUE BUNGALOW, SPACIOUS WELL PRESENTED ACCOMMODATION, TWO BEDROOMS, OPEN PLAN LIVING/ KITCHEN/ DINING ROOM WITH FRENCH DOORS TO THE REAR GARDENS, OFF ROAD PARKING FOR A NUMBER OF CARS TO THE FRONT, ENCLOSED LARGE REAR GARDENS. EVERYTHING BRAND NEW! VIEWING ESSENTIAL.

Situated on Liverpool Road in Lydiate, is this completely renovated true bungalow. Everything is brand new and offers any waiting buyer the opportunity to move straight in and put their own stamp on the accommodation. Comprising entrance hallway, open plan living/ dining/kitchen, two good sized bedrooms and a modern shower room. Externally the property offers off road parking for a number of cars to the front along with a small garden area and to the rear are much larger than expected gardens that have a patio area and lawns. This really is an opportunity not to be missed and we would strongly recommend an early internal viewing to appreciate everything on offer.

Entrance Hallway 2.63m x 0.94m (8'7" x 3'1")  
Composite double glazed entrance door. Doors off to various rooms. Loft access. Radiator,

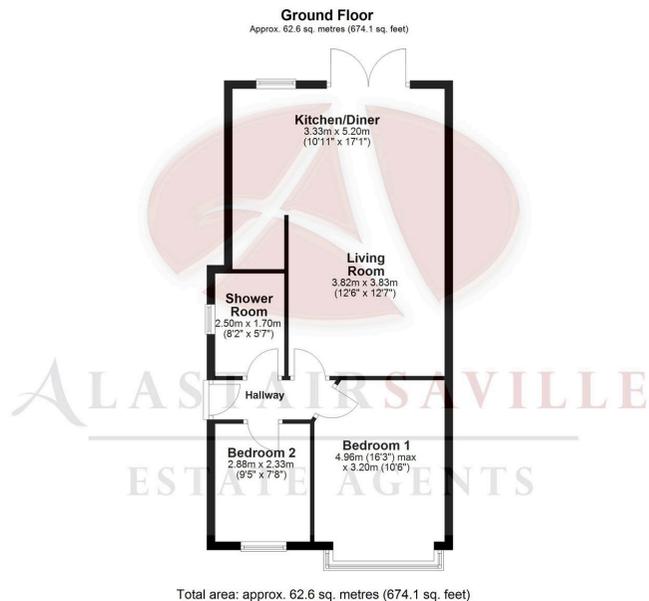
Front Bedroom Two 2.88m x 2.33m (9'5" x 7'7")  
Double glazed Upvc window to the front. Radiator.

Front Bedroom One 4.96m x 3.2m (16'3" x 10'5")  
Double glazed Upvc Box Bay window to the front. Radiator.

Shower Room 2.5m x 1.7m (8'2" x 5'6")  
Double glazed obscured Upvc window to the side. Suite comprising walk in shower with mains double headed shower over, Wc with hidden cistern and wash hand basin set in vanity unit with storage beneath and mixer tap over. Tiled flooring. Heated towel rail.

Open Plan Living/ Dining/ Kitchen  
Living Area 3.83m x 3.82m (12'6" x 12'6")  
Laminate flooring. Radiator. Opening into the





Total area: approx. 62.6 sq. metres (674.1 sq. feet)

- Semi Detached True Bungalow In Sought After Location
- Two Good Sized Bedrooms
- Modern Shower Room
- Enclosed Gardens To The Rear And Parking To The Front
- EPC Rating- D
- Completely Renovated And Modernised Throughout
- Open Plan Living/ Kitchen/ Dining Room To The Rear
- Everything Brand New
- No Onward Chain
- Council Tax Band- C

