



**ALASTAIRSAVILLE**  
ESTATE AGENTS



**Liverpool Road, Lydiate, Liverpool, L31 2NA**

**Lydiate**

**£125,000**

NO CHAIN, GROUND FLOOR APARTMENT, TWO SPACIOUS BEDROOMS, OPEN PLAN LOUNGE/KITCHEN, BOTH KITCHEN AND BATHROOM ARE MODERN. This ground floor flat is situated in the sought after area of Lydiate. From the entrance to the flat is the open plan living area which has fully fitted kitchen integrated appliances and co-ordinating worktops. There is a dining and lounge area with French doors leading to the front of the property.. The larger bedroom has French doors leading to the communal gardens. The flat comes with on-site parking and communal gardens. Excellent amenities and schools are within walking distance and is ideally situated for good transport links with the nearby motorway network and train station being a few minutes away. Maghull Square is within walking distance and Aintree retail park is a few minutes away.

LOUNGE/DINER/KITCHEN 17' 3" x 13' 2" (5.26m x 4.02m)  
Upvc French Doors and window, laminate flooring, fitted Kitchen with complimentary working surfaces and intergraded appliances,

BATHROOM 8' 10" x 7' 7" (2.71m x 2.32m) Suite including bath with overhead shower, sink W/c, part Tiled walls and tiled Flooring, radiator..

REAR BEDROOM ONE 13' 4" x 11' 2" (4.07m x 3.41m)  
UPVC Patio Door & window to gardens, Storage Heater , Laminated Flooring.

REAR BEDROOM TWO 12' 7" x 10' 8" (3.84m x 3.26m)  
UPVC window, Storage Heater , Laminated Flooring

INNER HALL Two storage cupboards, housing water tank and metres, storage for cloakroom Laminate flooring..

#### OUTSIDE

REAR GARDENS Communal gardens, Laid to lawn south facing ,feature trees and hedges well maintained. Not directly overlooked.

FRONT Car parking spaces





Services Charges (if applicable) are:





## Alastair Saville Estate Agents

25 Central Square Maghull Liverpool L31 0AE

0151 520 0001

[sales@alastairsaville.com](mailto:sales@alastairsaville.com)

<https://www.alastairsaville.com/>