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Liverpool Road, Lydiate, L31 2LY



STUNNING FOUR BEDROOM DETACHED HOME, TWO LOUNGES, DINING AREA, SPACIOUS MODERN KITCHEN, DS W/C, REAR GARDEN OVER LOOKING FARMLAND, OFF ROAD PARKING.

This substantial EXECUTIVE STYLE DETACHED family home is beautifully presented and has the added benefit of being situated in a semi rural location overlooking farmland.

The property briefly comprises: Porch, entrance hall, front lounge, rear lounge open to dining room, NEW MODERN KITCHEN and ground floor WC plus a garage whilst to the first floor there are FOUR GENEROUS bedrooms and a family bathroom.

To the outside of the property there is a generous garden to the rear NOT OVERLOOKED and off road parking to the front of the property.

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Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



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£385,000



Property Features

- Four Bedroom Detached House
- Modern Fitted Kitchen
- TWO Lounge/Sitting Rooms
- D/S W/C
- Spacious Bathroom

Full Description

HALLWAY

16' 0" x 7' 8" (4.90m x 2.34m)

Entrance door, AMTICO flooring, modern fitted storage units under stairs, radiator, housed metre, fuse board and voltage optimiser, stairs providing access to the first floor.

FRONT LOUNGE

15' 7" x 14' 4" (4.77m x 4.37m)

Large double glazed bay window, log burning fire, radiator.

REAR LOUNGE AND DINING AREA

21' 5" x 11' 5" (6.55m x 3.50m)

Dining room through to additional lounge. double glazed French doors giving access to the rear garden, radiator

KITCHEN/BREAKFAST ROOM

23' 1" x 11' 1" (7.05m x 3.40m)

MODERN HIGH GLOSS "SIGNATURE" KITCHEN comprising wall and base units with QUARTZ working surfaces, sink and drainer, a range of built in appliances including induction hob, oven and grill, microwave, dishwasher, tumble dryer/ washing machine. (appliances are "Bosch and AEG", AMTICO floors and LED spotlights to the ceiling and under unit lighting. There are double glazed patio doors providing access to the rear garden and additionally a side double glazed door accessing the driveway. Double glazed window and tower radiators. (Housed gas metre)

W/C

4' 5" x 3' 6" (1.37m x 1.07m)

Frosted double glazed window, Low level wc, pedestal wash hand basin, AMTICO flooring, towel radiator, spotlights

FRONT BEDROOM ONE

15' 10" x 11' 6" (4.84m x 3.51m)

Double glazed window, radiator. LED spotlights to the ceiling.

REAR BEDROOM TWO

11' 8" x 10' 3" (3.56m x 3.14m)

Double glazed window and radiator

REAR BEDROOM THREE

14' 0" x 10' 3" (4.28m x 3.14m)

Double glazed window, fitted wardrobes, radiator. Laminate floor, spotlights

FRONT BEDROOM FOUR

9' 9" x 6' 9" (2.99m x 2.06m)

Double glazed window, radiator, Laminate floor.

BATHROOM

9' 9" x 6' 9" (2.99m x 2.06m)

Frosted double glazed window, panelled bath, walk in shower cubicle with a power shower, pedestal wash hand basin, low level W/C, tiled walls, tiled floor, radiator. LED spotlights to the ceiling. Extractor fan.

OUTSIDE

REAR GARDEN

Rear garden is laid to lawn with mature plants and shrubs, patio area and wooden perimeter fencing. Access to garage, outside water tap, timber shed.

FRONT

Pressed concrete driveway, access to garage, electric car charging point on wall.

GARAGE

19' 2" x 7' 8" (5.86m x 2.35m)

Up and over door, UPVC door giving access from the rear.

AGENTS NOTES

Freehold property

Council Tax Band E

