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Oakhill Drive, Lydiate, L31 2LF



DECEPTIVELY SPACIOUS MID TERRACE HOUSE, THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, ENCLOSED GARDENS WITH USEFUL BLOCK BUILT STORE AND OUTSIDE WC, MODERN SHOWER ROOM, OVERLOOKING A LOVELY GREEN. NO ONWARD CHAIN!

This deceptively spacious mid terrace house has been in the same ownership for a number of years and would make a lovely family home. Located in a tucked away location, yet close to all local amenities, the property is being offered for sale with no onward chain. Comprising large entrance hallway, dining room, lounge and kitchen to the ground floor whilst to the first floor are three double bedrooms and the shower room. Externally, there is an enclosed patio area to the front overlooking the green with gated access into the lovely rear garden which is enclosed and enjoys a good degree of privacy. There is also a useful block built store with an outside WC. This property must be viewed to be fully appreciated and we would recommend an early viewing.

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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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Offers Over £170,000



Property Features

- Mid Terrace House
- Deceptively Spacious Accommodation
- Three Double Bedrooms
- Two Reception Rooms
- Enclosed Garden With Store And Outside WC

Full Description

ENTRANCE HALLWAY

10' 6" x 10' 4" (3.21m x 3.17m)

Double glazed Upvc entrance door and double glazed Upvc window to the front. Staircase leading to the first floor landing. Panelled glazed doors off to various rooms.

DINING ROOM

12' 9" x 10' 4" (3.89m x 3.17m)

Double glazed Upvc Box Bay window to the front. Gas fire.

LOUNGE

13' 5" x 11' 11" (4.10m x 3.65m)

Double glazed Upvc sliding patio door leading out to the rear gardens. Gas fire. Television point.

KITCHEN

12' 0" x 7' 3" (3.66m x 2.23m)

Double glazed Upvc door with opening window inset leading out to the rear garden and double glazed Upvc window to the rear. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for freestanding cooker. Space for fridge freezer. Small breakfast bar. Tiled flooring. Tiled splash backs.

FIRST FLOOR LANDING

9' 2" x 6' 1" (2.81m x 1.86m)

Doors off to various rooms. Loft access to large loft space which subject to the necessary planning consents could be converted. Storage cupboard.

FRONT BEDROOM ONE

13' 9" x 10' 5" (4.21m x 3.19m)

Double glazed Upvc window to the front overlooking the communal green.

REAR BEDROOM TWO

13' 5" x 8' 11" (4.10m x 2.72m)

Double glazed Upvc window to the rear overlooking the gardens.

FRONT BEDROOM THREE

10' 5" x 8' 11" (3.19m x 2.72m)

Double glazed Upvc window to the front overlooking the communal green. Built in cupboard.

SHOWER ROOM

9' 0" x 5' 7" (2.76m x 1.71m)

Two obscured double glazed Upvc windows to the rear. Suite comprising shower cubicle with seat and electric shower over, pedestal wash hand basin and WC. Tiling to three walls. Heated towel rail.

FRONT

The property is approached by a gated pathway which leads into the front garden. The front garden is paved and enjoys views over the communal green area. A side pathway with gated access leads into the

REAR

The main gardens lie to the rear of the property and are enclosed. These gardens enjoys a good degree of privacy and are mainly laid to lawn with two patio areas. There is also a useful block built store and outside tap.

STORE

12' 5" x 6' 6" (3.81m x 2.00m)

Double glazed Upvc entrance door, double glazed Upvc window to the front and double glazed Upvc window to the rear. Door leads into

WC

6' 1" x 3' 2" (1.86m x 0.97m)

WC.

AGENTS NOTE

Freehold

Council Tax Band- B, Sefton Council

