

garden to the front which is bordered by shrubs and there are side gardens that are enclosed by a brick wall and offer further lawns.

REAR

The main gardens lie to the rear of the property and are fully enclosed. These gardens offer a good degree of privacy. There is a large patio area, ideal for outdoor entertaining and then a lawned section which is bordered by an array of shrubs and flowers.

AGENTS NOTE

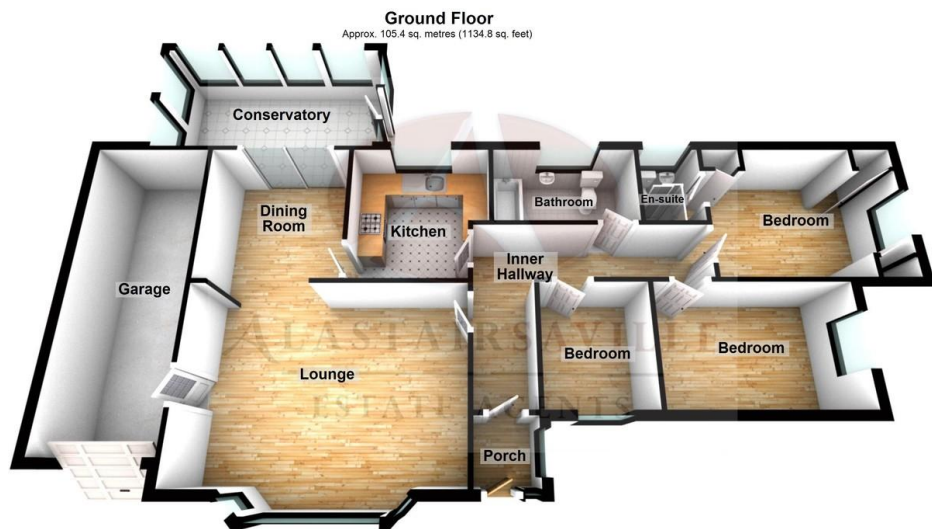
The property is leasehold. The lease is the remainder of 999 year lease that commenced in January 1996. The service charge and ground rent are payable annually and the vendors currently pay £266.79. The management company is The Fieldings (Lydiat) Property Management Limited.

Council tax band- D, Sefton Council.

The boiler was fitted in 2022 and has a four year warranty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	67	



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)
AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide. Plan produced using PlanUp.
2 The Fieldings, Lydiat

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

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



The Fieldings, Lydiat, L31 2PT



UNIQUE OPPORTUNITY! THE ONLY BUNGALOW ON THE FIELDINGS DEVELOPMENT. DETACHED SPACIOUS BUNGALOW ON CORNER PLOT. WELL PRESENTED THROUGHOUT. THREE BEDROOMS, WITH MASTER ENSUITE SHOWER. CONSERVATORY. ENCLOSED, PRIVATE GARDENS. GARAGE AND DRIVEWAY. BE QUICK!

Being the only detached bungalow on this sought after development, this is a rare opportunity. Having been in the same ownership for a number of years, the property offers spacious accommodation throughout. Comprising entrance porch, hallway, large lounge with bay window, dining room, conservatory, three good sized bedrooms with the master having an ensuite shower room, family bathroom, utility and integral garage. Being on a corner plot, the property enjoys a driveway providing off road parking and giving access to the garage. There are lawned gardens to the front and side and then the main gardens lie to the rear. These gardens are enclosed and offer a good degree of privacy. We would strongly recommend an early viewing.

Leasehold

£285,000



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Property Features

- Only Bungalow On The Development!
- Detached Bungalow
- Spacious Accommodation
- Three Good Sized Bedrooms- Master With Ensuite
- Two Reception Rooms



Full Description

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ENTRANCE PORCH

5' 8" x 4' 2" (1.74m x 1.28m)

Double glazed Upvc door and double glazed Upvc windows to both the front and side. Meter cupboards. Glazed door leads into

L SHAPED HALLWAY

15' 10" x 3' 2" (4.83m x 0.97m) plus 10' 6" x 5' 0" (3.21m x 1.53m)

Doors off to various rooms. Loft access. Radiator.

LOUNGE

16' 8" x 13' 0" (5.10m x 3.97m)

Double glazed Upvc Bay window to the front. Electric feature fire with mantle, surround and hearth. Television point. Two wall lights. Radiator. Archway leading into

DINING ROOM

9' 5" x 7' 9" (2.88m x 2.38m)

Double glazed sliding patio doors leading out to the conservatory. Radiator. Door to Kitchen.

CONSERVATORY

13' 0" x 7' 6" (3.97m x 2.31m)

A triple aspect room with double glazed Upvc windows to both



side and rear. Double glazed Upvc door leading out to the garden. Tiled flooring. Door leading into the utility room.

KITCHEN

11' 2" x 9' 5" (3.41m x 2.89m)

Double glazed Upvc window to the rear overlooking the garden. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer with mixer tap over. Integrated oven. Four ring electric hob with extractor over. Space and plumbing for washing machine. Space for fridge freezer. 'Main' combination boiler. Radiator. Door leading out to the hallway.



SIDE BEDROOM ONE

12' 4" x 9' 8" (3.77m x 2.96m)

Double glazed Upvc window to the side. Range of built in wardrobes. Radiator. Door leading through to the

ENSUITE SHOWER ROOM

6' 2" x 5' 6" (1.88m x 1.69m)

Double glazed Upvc window to the rear. Suite comprising shower cubicle with electric shower over, wash hand basin and WC. Tiled walls. Tiled flooring. Radiator.



SIDE BEDROOM TWO

10' 11" x 8' 9" (3.33m x 2.67m)

Double glazed Upvc window to the side. Radiator.

FRONT BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.08m)

Double glazed Upvc window to the front. Radiator.



BATHROOM

7' 9" x 6' 2" (2.37m x 1.88m)

Double glazed Upvc window to the rear. Suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and WC. Part tiled walls. Radiator.

UTILITY ROOM

9' 6" x 4' 2" (2.91m x 1.29m)

Double glazed Upvc window to the rear. Tiled flooring. Door leading into the

GARAGE

17' 7" x 9' 6" (5.37m x 2.91m)

Up and over electric garage door. Light.

FRONT

The property is approached by a paved driveway which provides off road parking and give access to the garage. There is a lawned

