



ASTAIR SAVILLE  
Estate Agents

# Fawcett Road, Lydiate, L31 0DD

£350,000

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- Immaculate Four Bedroom Property
- Spacious Lounge
- Spacious Conservatory
- Ensuite to Master Bedroom
- Modern Family Shower Room
- Modern Kitchen
- Open Plan Kitchen/Diner/Family Room
- South Facing Rear Garden
- Off Road Parking
- EPC Pending E, Council Tax Band C



STUNNING EXTENDED FOUR BEDROOM PROPERTY, SPACIOUS PRIVATE SOUTH FACING GARDEN, CONSERVATORY. This property is a credit to its current owners who have completely modernised and extended the property. The property enjoys spacious, family sized accommodation throughout and is immaculately presented. Comprising entrance porch, hallway, modern fitted kitchen and built in appliances, family/ dining room, lounge and conservatory to the ground floor. To the first floor are four good sized bedrooms with the master having an ensuite and the family shower room. Externally there is a block paved driveway to the front which offers off road parking for a number of cars and to the rear are larger than expected gardens which enjoy a elevated decked patio area and large lawns. This is a unique opportunity for any family buyer and we would strongly recommend an early viewing.



1 Fawcett Road, L31 0DD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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