



ALASTAIR SAVILLE
ESTATE AGENTS

Liverpool Road, Lydiate

£215,000

 2  1  3

- Two/ Three Bedroom Semi Detached Home
- Beautiful, South Facing Garden
- Three Reception Rooms
- Drive With Parking For Two Cars
- Freehold
- Modern, Well Designed Kitchen
- Modern Bathroom Suite With Rainfall Shower
- Convenient For Local Amenities
- Sought After Area Of Lydiate
- EPC Rating - D, Council Tax Band - B



A BEAUTIFULLY PRESENTED TWO/THREE -BEDROOM SEMI-DETACHED HOME ON LIVERPOOL ROAD, LYDIATE, OFFERING THOUGHTFULLY DESIGNED LIVING SPACES, INCLUDING A STUNNING KITCHEN, A VERSATILE SITTING ROOM THAT COULD BE A THIRD BEDROOM AND A SOUTH-FACING REAR GARDEN. THIS PROPERTY PROVIDES COMFORTABLE AND ADAPTABLE ACCOMMODATION, IDEAL FOR THOSE SEEKING MODERN CONVENIENCE IN A DESIRABLE LOCATION.

Freehold
Council Tax Band - B
EPC Rating - D





Total area: approx. 64.4 sq. metres (693.7 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 Planitup.

98a Liverpool Rd, Lydiate



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	