



## 85 Southport Road, Lydiate, L31 2JN

£289,950

Check out this unique character home just a short walk away from the Liverpool to Leeds canal.

Berkeley Shaw Real Estate brings to the market this beautiful semi-detached home situated on Southport Road, L31. The property occupies a fantastic corner-plot and is surrounded by beautiful and well-established gardens. Maghull Square is just a short distance away and offers a range of shops and cafes. The Leeds to Liverpool Canal is also just a short walk away, giving buyers the chance to enjoy relaxing strolls and possibly a glass of wine in the local pubs!

The property is full of character features and has been extended to provide deceptively spacious accommodation with versatile living arrangements. Set out across two floors, the accommodation comprises; entrance hall leading to the living room with a feature multi fuel burner and French doors to the rear garden. The kitchen/diner is fitted with a range of units, providing ample storage and has a range of appliances, including an oven and hob. Completing the ground floor layout is a separate utility room and a ground floor double bedroom with bathroom, complete with free standing roll top bath. To the first floor there are two further bedrooms and a shower room. Further benefits include gas central heating and double glazing.

Externally, the property boasts a side driveway with parking for cars and attractive established gardens with lawned areas, rear patio, loose stoned areas, summerhouse, a wide variety of trees, shrubs and flowers. There is also a useful workshop.

Viewing is essential to appreciate the rare opportunity to buy such a fantastic and unique property!



## Entrance

small entrance leading to kitchen

## Living Room

21'2" x 12'0" (6.46 x 3.66)

feature fireplace with multi fuel burner, wooden floor, radiator, double glazed front window, double glazed french doors to rear

## Kitchen/Diner

18'6" x 8'11" (5.65 x 2.74)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated hob and oven, midway tiling, radiator, double glazed window, tiled floor with step down to dining area with plumbing for washing machine, tiled floor, radiator, double glazed windows to front and rear, double glazed door to rear, opening to:

## Utility Room

7'7" x 8'7" (2.32 x 2.64)

laminate floor covering, double glazed window

## Inner Hall

leading to bathroom and:

## First Floor Bedroom

8'11" x 8'8" (2.72 x 2.66)

wooden floor, radiator, double glazed window

## Bathroom

roll top free standing bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level w.c, tiled floor, part tiled walls, feature radiator, double glazed window

## Bedroom

18'11" x 8'3" (5.79 x 2.53)

fitted wardrobes and cupboards, oak effect flooring, radiator, double glazed windows to three elevations, door to:

## Shower room

shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled floor, heated towel rail, double glazed window

## Bedroom 2

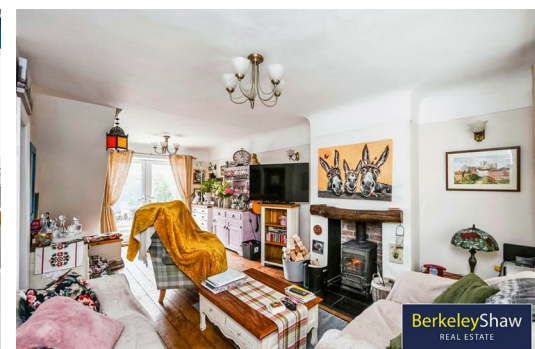
fitted wardrobe, radiator, double glazed window

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1050 sq ft (93.9 sq m) approx.  
 While every effort has been made to ensure the accuracy of the above-mentioned floor measurements, the floor, ceiling, walls and any other fixed and adjustable items are responsible for any errors in this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and dimensions may vary from the information given as to their responsibility or efficiency can be given.  
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Berkeley Shaw Estate Agents Limited.  
 Company No. 0784754

Berkeley Shaw Real Estate Limited.  
 Company No. 05206927

