# BerkeleyShaw REAL ESTATE



# 2 Normington Close, Lydiate, L31 4JH

# Asking Price £259,000

Welcome to Normington Close, Lydiate - a charming residential area that could be your next home! A dormer style semi detached house on a corner plot with gardens to the front, side and rear and in a residential cul-de-sac location.

The accommodation is ready for a buyer to move straight in, includes gas central heating, double glazing and briefly comprises entrance hall, living room with feature fireplace, opening to dining room with double doors to the spacious conservatory with french doors to the rear garden. The kitchen completes the ground floor and includes fitted units and an integrates oven and hob. To the first floor there are three bedrooms (two with fitted wardrobes) and a shower room with corner shower unit. Outside there are lawned gardens to the front, side and rear and a rear driveway leading to a garage.

This house is not just a house; it's a home ready for you to move into and make your own. Don't miss out on the opportunity to own a piece of this desirable location in Lydiate.

Embrace the warmth and comfort this property has to offer - book a viewing today and step into your future!







#### Entrance hall

under stairs storage cupboard, double glazed front door

### Living room

13'4" x 9'10" (4.06 x 3.00)

feature fireplace with electric fire, wall light points. radiator, double glazed window, opening to:

# Dining room

10'5" x 8'6" (3.18 x 2.59 (3.17 x 2.58))

radiator, double doors to:

# Conservatory

9'1" x 14'7" (2.77 x 4.45 (2.76 x 4.44))

laminate floor covering, radiator, double glazed windows and doors to rear garden

#### Kitchen

10'5" x 7'8" (3.18 x 2.34)

one and a half bowl stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, Stoves electric hob, Belling electric oven, plumbing for washing machine, tiled floor, double glazed window

# First floor landing

access to loft, double glazed window

#### Front bedroom 1

13'3" x 9'10" (4.04 x 3.00)

fitted wardrobes with sliding doors, radiator, double glazed window

#### Rear bedroom 2

10'6" x 9'11" (3.20 x 3.02)

fitted wardrobes with sliding doors, radiator, double glazed window

## Front bedroom 3

9'6" x 6'6" (2.90 x 1.98)

storage cupboard, radiator, double glazed window

#### Shower room

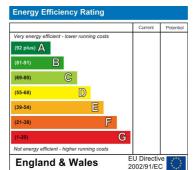
shower cubicle with mixer shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

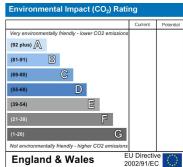
#### Outside

lawned gardens to front, side and rear, with a pathway to the front leading to the front door, a rear driveway leading to a garage and a rear patio area

## Garage

light and power, up and over door





GROUND FLOOR 537 sq.ft. (49.9 sq.m.) approx.





1ST FLOOR 384 sq.ft. (35.6 sq.m.) approx.

TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.l) approx.

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