



## 25 Coronation Road, Lydiate, L31 2NE

Asking Price £269,950

An excellent opportunity to purchase a semi detached house located in prime Lydiate residential area convenient for well regarded local primary and secondary schools and close to Maghull.

Offering the potential for new owners to improve and possibly extended, the property briefly comprises porch, entrance hall, living room with feature fire, opening to rear dining room with patio door to the rear garden, kitchen with fitted units including oven and hob, rear porch leading to the garden and a useful ground floor shower room.

To the first floor there are three bedrooms (two with fitted wardrobes) a spacious bathroom with bath and shower cubicle and a separate w.c. Front pathway leading to the entrance, side lawned gardens and paved rear garden with access via a gate to the rear driveway and garage.





**Porch**  
 tiled floor, sliding double glazed door

**Entrance hall**  
 laminate floor covering, under stairs cupboard, radiator

**Living room**  
 12'4" x 10'11" (3.76m x 3.33m)  
 feature fireplace with gas fire. double glazed window, opening to:

**Dining room**  
 12'4" x 10'11" (3.76m x 3.35m)  
 radiator, double glazed patio door to rear garden

**Kitchen**  
 14'2" x 5'11" increasing to 7'4" (4.32m x 1.81m increasing to 2.25m)  
 inset one and a half bowl stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, Bosch gas hob, Bosch double electric oven, part tiled walls, double glazed window, double glazed door and window to:

**Rear porch**  
 double glazed windows and door to garden, door to:

**Shower room**  
 shower area with mixer shower, wash hand basin, low level w.c, double glazed high level window

**First floor landing**  
 access to loft, double glazed window

**Front bedroom 1**  
 12'4" x 10'7" (3.78m x 3.23m)  
 fitted wardrobes, radiator, double glazed window

**Rear bedroom 2**  
 12'5" x 9'11" (3.80m x 3.03m)  
 fitted wardrobes, radiator, double glazed window

**Front bedroom 3**  
 8'3" x 6'5" (2.54m x 1.98m)  
 radiator, double glazed window

**Bathroom**  
 bath and separate shower cubicle with mixer shower,

wash hand basin in vanity units with mirrored surround, spotlights to ceiling, heated towel rail, double glazed window

**Separate w.c.**  
 low level w.c, tiled walls and floor

**Outside**  
 there are gardens to the front, side and rear, with lawned areas, paved patio areas / paths and stocked herbaceous areas, to the rear is a driveway with off road parking leading to a garage

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

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



TOTAL FLOOR AREA: 985 sq ft (91.5 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, ceiling, walls and any other parts are approximate and the responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The architect, surveyor and appraiser shall have not been asked and no guarantee as to their capability or efficiency can be given.  
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