



25 Coronation Road, Lydiate, L31 2NE

Offers Over £260,000

FREEHOLD - NO CHAIN

An excellent opportunity to purchase a 3 bedroom semi detached house located on a CORNER PLOT 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 WET 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
laminated 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

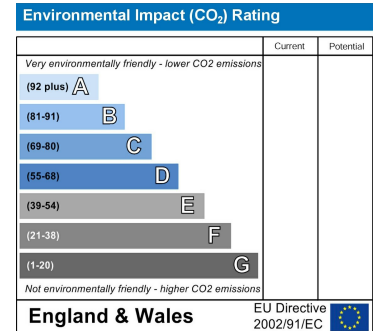
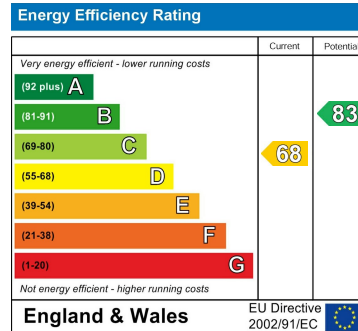
Front bedroom 3
8'3" x 6'5" (2.54m x 1.98m)
radiator, double glazed window

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



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 work 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 agent make no representation and no guarantee as to their capability or efficiency can be given.
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