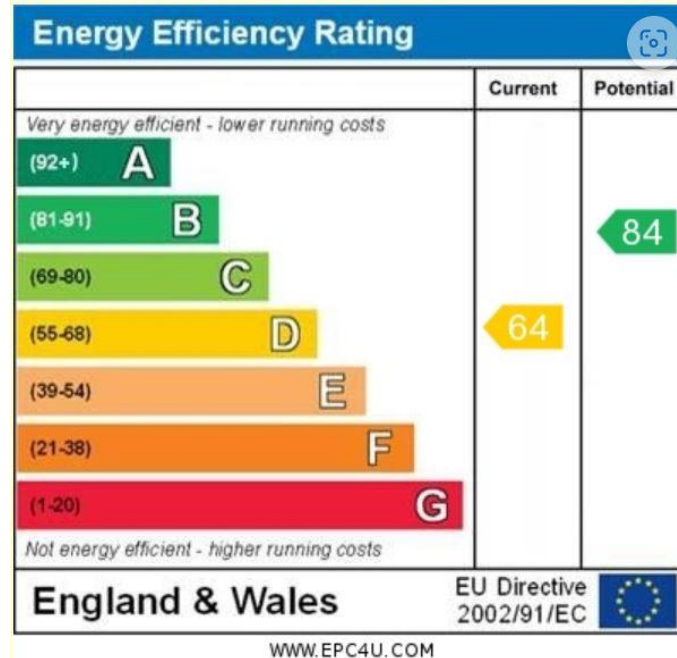


access onto Heskin close and provides further off road parking.

**AGENTS NOTE**

Freehold

Council Tax Band- D, Sefton Council



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**Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm**



**Coronation Road, Lydiate, L31 2NG**



**A RARE OPPORTUNITY TO ACQUIRE AN EXTENDED SEMI DETACHED HOUSE IN CORONATION ROAD, SO MUCH SCOPE FOR FURTHER EXTENSION, MUCH LARGER THAN EXPECTED GARDENS WITH REAR ACCESS AND DRIVEWAY FROM HESKIN CLOSE, FOUR DOUBLE BEDROOMS. BE QUICK!**

Situated in the ever popular Coronation Road in Lydiate sits this extended semi detached home which has been in the same ownership for a number of years. The scope this property offers is extensive as it enjoys rear access with a driveway from Heskin Close as well as Coronation Road. Being well presented throughout, the property would benefit from some updating and is a blank canvas for anyone looking to put their own touch on their new home. The accommodation comprises entrance porch, hallway, lounge, dining room, kitchen and integral garage which gives access to a second rear garage. To the first floor are four double bedrooms, shower room and a separate WC. Externally the gardens are much larger than expected to the rear with mature fruit trees and a

Freehold

**£275,000**



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## Property Features

- Semi Detached Extended House
- Four Double Bedrooms
- Two Reception Rooms
- Much Larger Than Expected Gardens
- Driveway and Two Garages

## Full Description

### ENTRANCE PORCH

8' 5" x 1' 6" (2.59m x 0.48m)

Double glazed Upvc sliding patio door and double glazed Upvc side panel. Wall light. Further double glazed Upvc door with floor to ceiling double glazed Upvc side panel leads into

### HALLWAY

12' 4" x 6' 6" (3.78m x 1.99m)

Staircase leading to the first floor landing. Cloak cupboard. Radiator. Doors off to various rooms.

### LOUNGE

14' 4" x 11' 9" (4.38m x 3.60m)

Double glazed window to the front. Gas fire with back boiler. Storage cupboard housing meters. Television point. Archway into

### DINING ROOM

11' 10" x 9' 2" (3.61m x 2.80m)

Double glazed sliding patio doors leading out to the rear gardens. Radiator.

### KITCHEN

10' 5" x 10' 3" (3.18m x 3.13m)

Double glazed window to the rear overlooking the gardens. Range of wall and base units incorporating worksurfaces with inset composite one and a half bowl sink and drainer with mixer tap over. Integrated four ring gas hob with extractor over. Integrated oven. Space and plumbing for washing machine. Space for fridge. Tiled splash backs. Tiled flooring. Door leading into the

### GARAGE ONE

31' 5" x 8' 7" (9.59m x 2.62m)

Up and over garage door. Light and power. Storage cupboard. Glazed door leading out to the rear gardens. Large double doors lead into

### GARAGE TWO

15' 11" x 8' 5" (4.87m x 2.57m)

Window to the side. Power and light.

### FIRST FLOOR LANDING

8' 7" x 6' 10" (2.63m x 2.09m)

Doors off to various rooms. Loft access. Airing cupboard.

### FRONT BEDROOM ONE

12' 2" x 10' 5" (3.71m x 3.20m)

Double glazed window to the front. Built in wardrobes. Radiator.

### REAR BEDROOM TWO

11' 8" x 10' 10" (3.56m x 3.31m)

Double glazed window to the rear overlooking the gardens. Built in wardrobes. Radiator.

### FRONT BEDROOM THREE

10' 5" x 9' 4" (3.18m x 2.86m)

Double glazed window to the front. Built in cupboard over the stairs. Radiator.

### FRONT AND REAR BEDROOM FOUR

26' 0" x 8' 4" (7.94m x 2.55m)

Double glazed windows to the front and rear. Built in wardrobe. Gas fire.

### SHOWER ROOM

5' 10" x 5' 6" (1.79m x 1.69m)

Double glazed window to the rear. Suite comprising corner shower cubicle with electric shower and pedestal wash hand basin. Tiled walls. Tiled flooring. Heated towel rail.

### WC

5' 7" x 2' 7" (1.72m x 0.79m)

Double glazed window to the rear. WC. Half tiled walls. Tiled flooring.

### FRONT

To the front of the property is a lawned garden bordered by flowers and shrubs. There is a driveway to the side of the gardens which provides off road parking and gives access to the Garage.

### REAR

The hidden gem of this property is the substantial rear garden, much larger than would be expected for Coronation Road. These gardens are mainly laid to lawn with mature shrubs and flowers bordering the lawns. The gardens enjoys mature fruit trees such as apples and pears as well as a greenhouse towards the end of the garden. Past the greenhouse is a further section of garden that has

