



ALASTAIR SAVILLE
ESTATE AGENTS

Kingsley Close, Lydiate

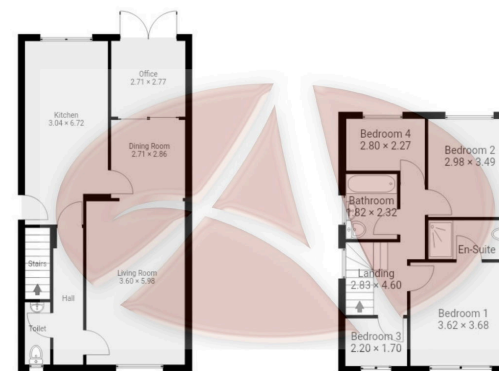
£380,000

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- Detached Extended Exclusive Family Home
- Three Reception Rooms
- Double Garage And Large Driveway
- Enclosed Gardens To The Rear And Side
- EPC Rating- C
- Spacious, Beautifully Presented Accommodation Throughout
- Four Bedrooms, One With Modern Ensuite Shower Room
- Planning Permission For Further Extension
- Viewing Essential
- Council Tax Band- E, Sefton Council





Ground floor area 66.0m²

1st floor area 49.1m²

12 Kingsley Close, L31 4LA

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Measurements, floor-areas, openings and orientations are approximate. They should
purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

EXCLUSIVE DETACHED FAMILY RESIDENCE IN A TUCKED AWAY SOUGHT AFTER LOCATION IN LYDIATE, SPACIOUS ACCOMMODATION THROUGHOUT, THREE RECEPTION ROOMS, LARGE KITCHEN WITH INTEGRATED APPLIANCES, DOWNSTAIRS WC, FOUR GOOD SIZED BEDROOMS- ONE WITH ENSUITE, FAMILY BATHROOM, DOUBLE GARAGE, LARGE DRIVEWAY WITH AMPLE PARKING, ENCLOSED GARDENS TO THE REAR AND SIDE. VIEWING ESSENTIAL!

Situated in the tucked away corner plot, in this sought after cul de sac location is this detached exclusive family home which boasts spacious, beautifully presented accommodation throughout. Having already been extended to the rear, the property also has the added benefit of planning permission that was granted in November 2023 to further extend and to incorporate the existing double garage into the living accommodation of the property.

