



JAMES SAVILLE
ESTATE AGENTS

2 Clent Road, Lydiate

£240,000

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- Semi Detached Extended Family Home
- Open Plan Kitchen/ Diner/ Family Room
- Downstairs Wet Room And First Floor Bathroom
- Larger Than Expected Rear Gardens
- EPC Rating- Pending
- Popular Tucked Away Location, Close To Local Amenities
- Separate Living Room
- Three Good Sized Bedrooms
- Viewing Essential To Fully Appreciate
- Council Tax Band- C



SEMI DETACHED THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION, WELL PRESENTED THROUGHOUT, EXTENDED ACCOMMODATION, SEPERATE LIVING ROOM, OPEN PLAN KITCHEN/DINER/FAMILY ROOM TO THE REAR, DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM, ENCLOSED LARGE REAR GARDENS, OFF ROAD PARKING FOR A LARGE NUMBER OF CARS AND A GARAGE/STORE. NO ONWARD CHAIN.

Having been in the same ownership since being built, this semi detached family home sits in a tucked away popular location of Clent Road. Being well presented throughout, the property is a credit to the current owners who have extended and developed the property over the years to the family's needs. The accommodation comprises entrance porch, hallway, living room, open plan kitchen/diner/ family room with access onto the rear gardens, inner hallway, downstairs wet room and integrated garage/store space. To the first floor are three good



