



ALASTAIR SAVILLE  
ESTATE AGENTS



## Comer Gardens, Lydiate

£260,000

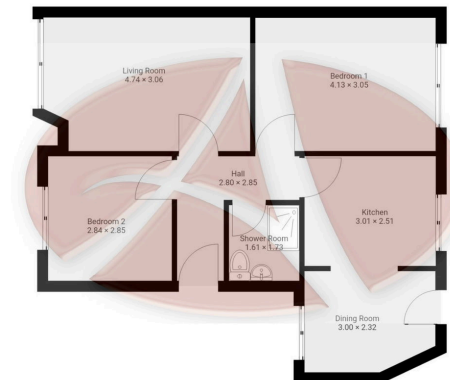
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- Semi Detached True Bungalow
- Two Bedrooms
- Modern Kitchen And Shower Room
- Driveway
- EPC Rating- Pending
- Extended Accommodation
- Two Reception Rooms
- Gardens To The Front And Rear
- Viewing Essential
- Council Tax Band- B





Ground floor area 56.3m<sup>2</sup>

11 Comer Gardens, L31 2NX

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 be used as a guide only 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.

BEAUTIFULLY PRESENTED, EXTENDED SEMI DETACHED TRUE BUNGALOW IN QUIET CUL DE SAC LOCATION, TWO BEDROOMS, LIVING ROOM, SEPERATE DINING ROOM, MODERN KITCHEN AND SHOWER ROOM, GARDENS TO THE FRONT AND REAR, DRIVEWAY. VIEWING A MUST TO FULLY APPRECIATE EVERYTHING ON OFFER!

This semi detached true bungalow is a credit to the current vendors who have renovated and extended the property during their ownership. Being beautifully presented throughout, the bungalow enjoys a sunny light aspect. The accommodation comprises entrance hallway, living room, dining room, kitchen, two bedrooms- the main bedroom to the rear has large built in wardrobes and a modern shower room with a walk in shower. Externally there are gardens and a driveway providing off road parking to the front and the main gardens lie to the rear which are fully enclosed with patio areas and lawns as well as a greenhouse and shed. All in all, this property warrants an early viewing to avoid disappointment.

