



SAVILL

# Coronation Road, Lydiate

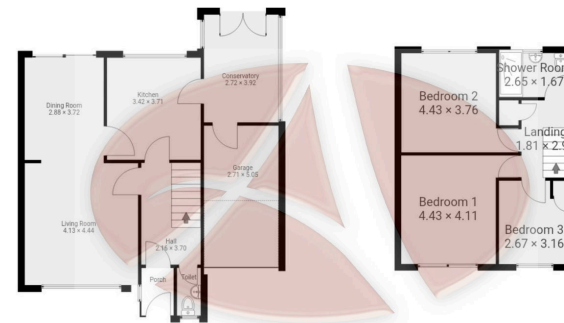
£245,000

3 2 2



- Semi Detached Extended House
- Same Ownership Since Being Built
- Two Reception Rooms
- Downstairs WC
- EPC Rating- Pending
- Ideal Family Home
- Three Double Bedrooms
- Kitchen/ Breakfast Room
- Lovely Gardens, Garage And Driveway
- Council Tax Band- C





Ground floor area 77.6m<sup>2</sup>

1st floor area 48.3m<sup>2</sup>

71 Coronation Road, L31 2NF

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.

A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS SEMI DETACHED HOUSE IN CORONATION ROAD. THIS PROPERTY HAS SO MUCH POTENTIAL! THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY. WELL PRESENTED THROUGHOUT. ENCLOSED GARDENS, GARAGE AND DRIVEWAY. VIEWING ESSENTIAL!

Situated on the ever popular Coronation Road in Lydiate, sits this spacious semi detached home which has been in the same ownership since being built. 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, living room, dining room, downstairs WC, kitchen/ breakfast room, conservatory and integral garage. To the first floor are three bedrooms and a modern shower room. Externally there is a driveway providing off road parking and giving access to the garage. There is a small lawned garden to the front and the rear garden is fully enclosed with a patio area and lawns.

