



Ian Crane Estate Agents

Ridgeway Drive, Lydiate, L31 0DE



£237,500 (Subject to contract)

An extended Ridgeway style semi detached house that is located in a sought after residential area of Lydiate, that offers the new owners excellent potential for improvement. Close to many well regarded local schools as well as shops and other facilities, the property includes gas central heating, double glazing (except for rear utility room) and briefly comprises porch, entrance hallway, living room with feature fire, opening to rear dining room, kitchen with fitted units and a utility room that leads to both the garage and the rear garden. To the first floor there are three original double bedrooms as well as the extended fourth bedroom to the side with windows overlooking the front and rear. Shower room and separate w.c. To the front is a lawned garden and a driveway leading to the garage, lawned and fenced rear garden with borders for planting and a patio area. The property is also sold without an ongoing chain for those looking for a potentially more straightforward purchase.



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Location:	Ridgeway Drive is a residential road off Coronation Road in Lydiate
Porch	double glazed windows and door
Entrance hall	radiator
Living room	14' 5" x 13' 3" (4.39m x 4.05m) feature fireplace with gas fire, radiator, double glazed front window, opening to:
Dining room	10' 6" x 9' 5" (3.19m x 2.86m) radiator, double glazed window
Kitchen	10' 6" x 10' 4" (3.19m x 3.16m) inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for cooker, plumbing for washing machine, double glazed window, door to:
Utility room	4' 3" x 8' 1" (1.29m x 2.47m) door to garage, door to garden
First floor landing	storage cupboard, access to loft
Front bedroom 1	13' 5" x 10' 7" (4.10m x 3.23m) radiator, double glazed window
Rear bedroom 2	11' 7" x 11' 2" (3.53m x 3.40m) radiator, double glazed window
Front bedroom 3	10' 6" x 9' 4" (3.20m x 2.85m) storage cupboard, radiator, double glazed window
Side bedroom 4	14' 8" x 7' 10" (4.48m x 2.38m) fitted cupboards, radiator, double glazed windows to front and rear, door to front leading to garage roof
Shower room	shower cubicle with Triton electric shower, wash hand basin with vanity unit, tiled walls, heated towel rail, double glazed window
Separate w.c.	low level w.c, tiled walls, double glazed window
Outside	driveway with parking for cars leading to garage, lawned front garden, the rear garden is lawned with a patio area and borders for planting
Garage	16' 4" x 8' 1" (4.97m x 2.46m) electric light, door to utility room, up and over door to front
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band D
Tenure	We have been advised by the vendors that the property is Freehold, this will be verified by the sellers Solicitor.

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

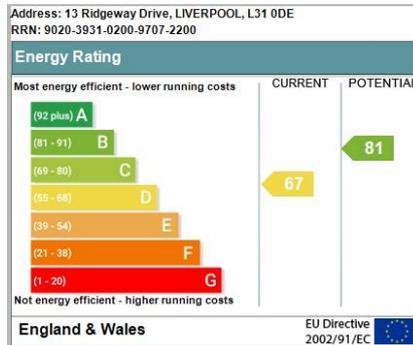


1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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