



## 40 Lydiate Lane, Liverpool, Merseyside L23 1TP

£139,995

An opportunity to acquire a delightful semi detached TRUE BUNGALOW conveniently located within easy reach of local shopping, the motorway network and local transport facilities. This well proportioned accommodation benefits from central heating and double glazing. The property comprises of entrance hall, lounge, fitted kitchen, two bedrooms, conservatory and bathroom. There is a garden to the rear, to the front access driveway providing off road parking.

\*\*\*\*Viewing Highly Recommended\*\*\*\*



Front Exterior

Driveway and well maintained garden

Hallway

3'9" x 4'5" (1.162 x 1.364)

Double glazed entrance door, fitted storage cupboards, carpet

Lounge

11'10" x 14'11" (3.627 x 4.565)

Double glazed window, fireplace with gas fire, radiator, carpet

Kitchen

9'9" x6'2" (2.995 x1.890)

Double glazed window and exterior door, lino tiles, range of fitted base and wall units, gas hob, electric oven, plumbing for washing machine

Bedroom 1

14'8" x 8'9" (4.492 x 2.676)

Double glazed window, radiator, carpet

Bedroom 2

9'3" x 9'4" (2.844 x 2.857)

Single glazed French doors, laminate flooring, radiator

Conservatory

9'4" x 5'11" (2.856 x 1.821)

Double glazed windows and exterior door, tiled flooring

Bathroom

6'4" x 6'1" (1.949 x 1.861)

Double glazed window, radiator, fully tile bathroom, bath with electric shower over, pedestal was basin, low level w.c.

Rear Exterior

Paved patio area and Lawn

