



## 32 Silver Birch Way, Lydiate, Merseyside L31 4DU

Asking Price £230,000

Berkeley Shaw Real Estate are pleased to offer for sale this semi detached bungalow occupying a good sized plot situated in a highly desirous residential area. The property has been extended to the rear with a sun room and dining room, but does also require some modernisation and updating. The property also benefits from a gas central heating system and double glazing. The accommodation comprises entrance hall, living room with electric fire, opening to sun room and the dining room to the rear, kitchen, there are two bedrooms to the front and a bathroom. Outside there are gardens with driveway with parking for cars, well proportioned rear garden with patio area, herbaceous areas and detached garage. \*NO CHAIN INVOLVED\*

This is a leasehold property, 999 years from 1 January 1956.



- Lounge
- Bedroom 1
- Bedroom 2
- Kitchen
- Sun Room
- Bathroom
- Dining Room
- Hall

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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