BerkeleyShaw REAL ESTATE



20 Roseland Close, Lydiate, L31 4JG

£249,000

If you are a family looking for a spacious home just a short walk away from St Gregory's Primary School, this could be the ideal home for you!

Berkeley Shaw Real Estate brings to the market this spacious semi detached family home, situated in a pleasant residential cul de sac in Lydiate. The property is ideally placed for access to local primary and secondary schools. The Liverpool to Leeds canal is just a short walk away giving buyers the opportunity to enjoy summer walks. Offered for sale without an ongoing chain so there is a potential for a more straightforward purchase for any buyers looking to move quickly.

The accommodation briefly comprises entrance hall, living room with feature fireplace, opening to dining room with patio door to the conservatory that has French doors to the rear garden. The dining room also leads to the kitchen that has fitted units and this has a doorway to the family room/office.

To the first floor there are three bedrooms (main bedroom with fitted furniture) and a shower room with corner shower cubicle. Externally, the property boasts a block paved driveway with parking for two cars, and a lawned rear garden with patio area, greenhouse and shed.

Drop us a message to arrange a viewing before this is snapped up by a lucky buyer!







Entrance hall

double glazed window

Living room

13'7" x 12'7" (4.14 x 3.84 (4.15 x 3.83))

under stairs storage cupboard, feature fireplace, wooden floors, radiator, double glazed window, opening to:

Dining room

10'2" x 7'9" (3.10 x 2.36)

wooden floors, radiator, patio door to:

Conservatory

8'0" x 13'5" (2.44 x 4.09)

tiled floor, windows and french doors to rear garden (some double glazed and some single glazed)

Kitchen

10'3" x 15'8" (3.12 x 4.78)

belfast style sink unit with drainer, base and drawer units with butchers block style worktop surfaces over, wall units, midway tiling, space for range cooker, space for American style fridge/freezer, plumbing and spaces for washing machine, dishwasher and tumble dryer, tiled floor, radiator, double glazed window, double glazed door to conservatory, door to:

Family room

19'7" x 7'3" (5.97 x 2.21 (5.98 x 2.20))

laminate floor covering, radiator, double glazed window

First floor landing

access to loft, double glazed window

Front bedroom 1

fitted wardrobes and drawers, radiator, double glazed window

Rear bedroom 2

10'11" maximum x 9'1" (3.33 maximum x 2.77)

radiator, double glazed window

Front bedroom 3

9'6" x 6'9" (2.90 x 2.06)

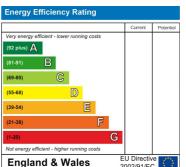
storage cupboard, radiator, double glazed window

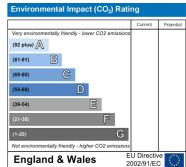
Shower room

corner shower cubicle with mixer shower, wash hand basin and w.c. in vanity unit, tiled walls, tiled floor, heated towel rail, double glazed window

Outside

block paved driveway with parking for cars and a rear garden that is lawned with a patio area, greenhouse and a shed





GROUND FLOOR 737 sq.ft. (68.5 sq.m.) approx. 1ST FLOOR 369 sq.ft. (34.3 sq.m.) approx





TOTAL FLOOR AREA: 1107 sq.ft. (102.8 sq.m.) approx.

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