



2 Normington Close, Lydiate, L31 4JH

Asking Price £250,000

Welcome to Normington Close, Lydiate - a charming residential area that could be your next home! A dormer style semi detached house on a corner plot with gardens to the front, side and rear and in a residential cul-de-sac location.

The accommodation is ready for a buyer to move straight in, includes gas central heating, double glazing and briefly comprises entrance hall, living room with feature fireplace, opening to dining room with double doors to the spacious conservatory with french doors to the rear garden. The kitchen completes the ground floor and includes fitted units and an integrates oven and hob. To the first floor there are three bedrooms (two with fitted wardrobes) and a shower room with corner shower unit. Outside there are lawned gardens to the front, side and rear and a rear driveway leading to a garage.

This house is not just a house; it's a home ready for you to move into and make your own. Don't miss out on the opportunity to own a piece of this desirable location in Lydiate. Embrace the warmth and comfort this property has to offer - book a viewing today and step into your future!



Entrance hall

under stairs storage cupboard, double glazed front door

Living room

13'4" x 9'10" (4.06 x 3.00)

feature fireplace with electric fire, wall light points. radiator, double glazed window, opening to:

Dining room

10'5" x 8'6" (3.18 x 2.59 (3.17 x 2.58))

radiator, double doors to:

Conservatory

9'1" x 14'7" (2.77 x 4.45 (2.76 x 4.44))

laminate floor covering, radiator, double glazed windows and doors to rear garden

Kitchen

10'5" x 7'8" (3.18 x 2.34)

one and a half bowl stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, Stoves electric hob, Belling electric oven, plumbing for washing machine, tiled floor, double glazed window

First floor landing

access to loft, double glazed window

Front bedroom 1

13'3" x 9'10" (4.04 x 3.00)

fitted wardrobes with sliding doors, radiator, double glazed window

Rear bedroom 2

10'6" x 9'11" (3.20 x 3.02)

fitted wardrobes with sliding doors, radiator, double glazed window

Front bedroom 3

9'6" x 6'6" (2.90 x 1.98)

storage cupboard, radiator, double glazed window

Shower room

shower cubicle with mixer shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

Outside

lawned gardens to front, side and rear, with a pathway to the front leading to the front door, a rear driveway leading to a garage and a rear patio area

Garage

light and power, up and over door

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor area measurements, all floor, window, room and any other measurements are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for information purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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