Southport Road,
Lydiate, L31 2HX

**OFFERS OVER**
**£270,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

EXTENDED semi-detached family home offering around 1,200 sq ft of accommodation and positioned in a popular residential area of Lydiate, within easy reach of the Leeds & Liverpool Canal where scenic walks and welcoming canal-side pubs are part of everyday life. The property has been a cherished family home for over 40 years and now presents a fantastic opportunity for the next owner to create a modern family home in a well-connected and highly regarded location.

The ground floor begins with an ENTRANCE HALL leading to a comfortable FRONT SITTING ROOM overlooking the front aspect. To the rear of the property is a spacious LOUNGE / DINING ROOM, extended and centred around a WOOD-BURNING STOVE, creating a warm and inviting living space with plenty of room for both relaxing and entertaining.

The EXTENDED KITCHEN / DINER forms the natural heart of the home, offering excellent space for everyday family living and informal dining. Practical additions include a UTILITY ROOM and GROUND FLOOR WC, both useful features for modern family life and rarely found in homes of this style.

Upstairs the property offers THREE DOUBLE BEDROOMS, all well-proportioned, together with a FAMILY BATHROOM. The MAIN BEDROOM benefits from an EN-SUITE, providing a comfortable private space. The house was significantly enhanced in the 1990s with both a DOUBLE-STOREY SIDE EXTENSION and a REAR EXTENSION, which has created the generous accommodation now on offer.

Externally the property benefits from OFF-ROAD PARKING for two cars to the front and a good-sized WEST-FACING REAR GARDEN, ideal for enjoying afternoon and evening sunshine. With excellent access to local schools, public transport and Maghull Square, this is a well-located and spacious home with enormous potential.

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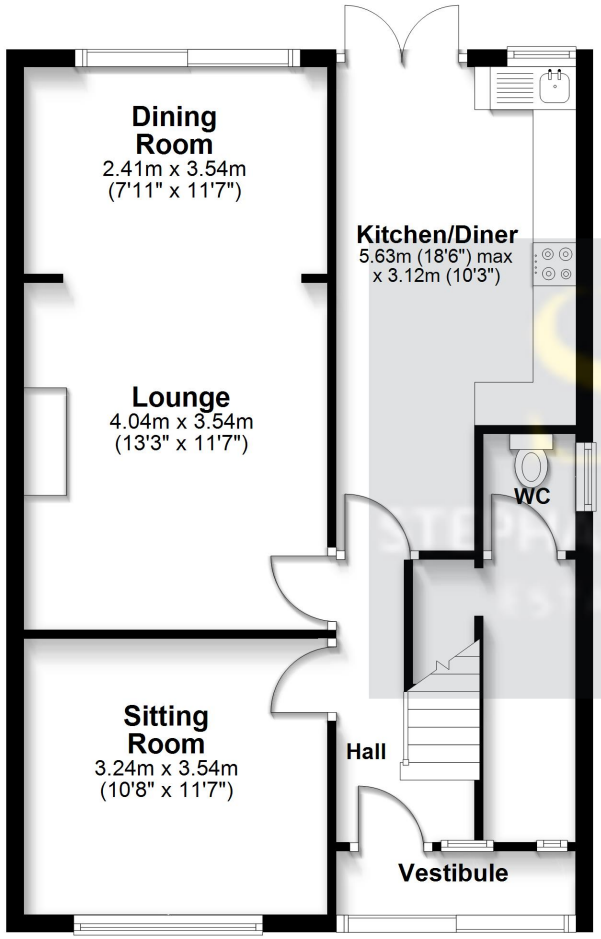
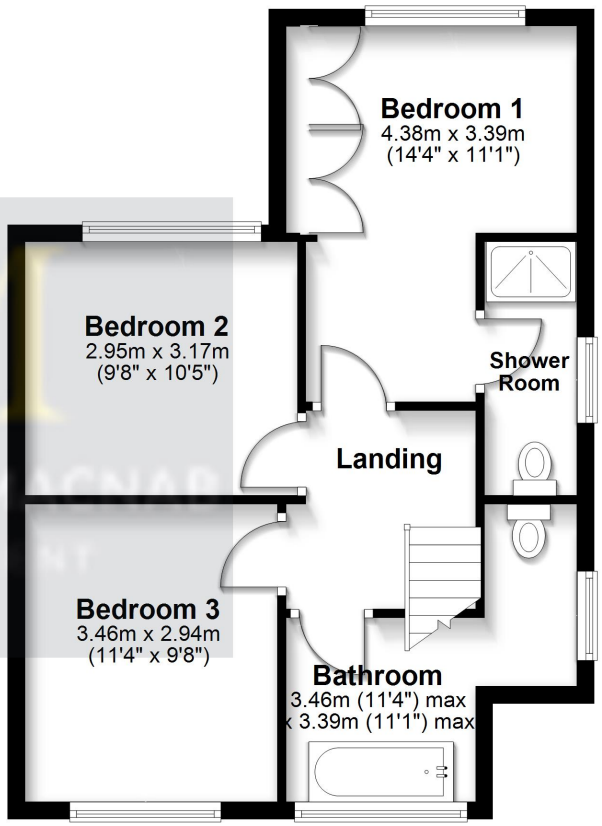
## Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



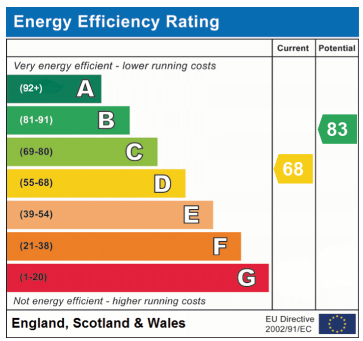

## First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)




Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

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