



Coronation Road,
Lydiate, L31 0BZ

£225,000

SM

STEPHANIE MACNAB
ESTATE AGENT

A SEMI-DETACHED family home with GREAT POTENTIAL.

This delightful property has been a much-loved family home for decades, and during this time, it has been carefully MAINTAINED and lovingly cared for. The property has been EXTENDED to the rear, offering a SPACIOUS layout that could easily be adapted to suit modern living needs, such as an open-plan kitchen and living area.

The current accommodation comprises a bright THROUGH LOUNGE/DINING ROOM and a generously extended KITCHEN, providing excellent space for family life. Upstairs, you'll find THREE BEDROOMS and a MODERN SHOWER ROOM.

Outside, the property benefits from OFF-ROAD PARKING and a GARAGE. The enclosed REAR GARDEN has provided years of enjoyment for the owners and offers a secure space that's ideal for children and pets to play in.

The location is superb, being within easy reach of Coronation Park and just a short walk to St Thomas School, which boasts an outstanding Ofsted report.

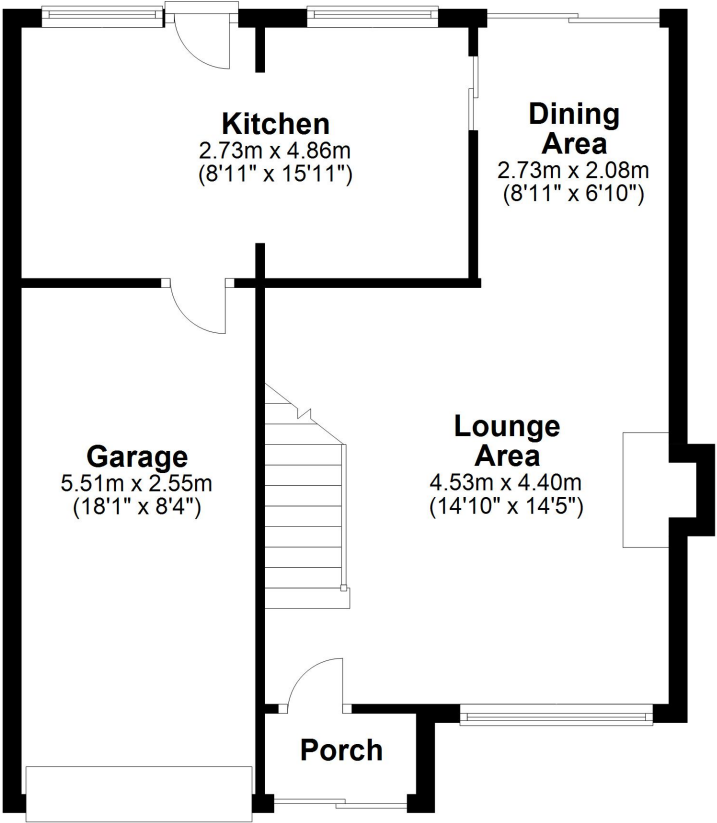
Offered with NO ONWARD CHAIN, this property represents a wonderful opportunity to create your dream family home. Viewing is highly recommended – call today to arrange a viewing on 0174 516 626.





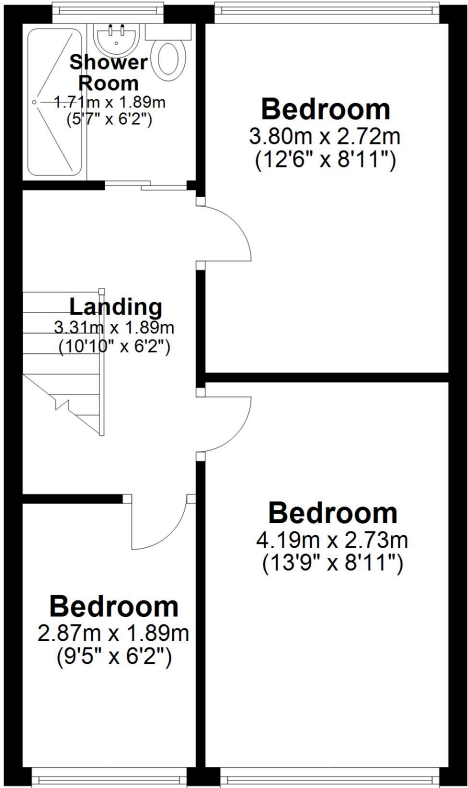
Ground Floor

Approx. 56.1 sq. metres (603.9 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 67 | 82 |
| 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, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

