



The Croft, Lydiate,
L31 4JY

Offers Over £210,000

SM

STEPHANIE MACNAB
ESTATE AGENT

If you are looking for an immaculate property with a beautiful garden in a quiet cul-de-sac location, look no further.

The current vendors have had an ongoing maintenance programme that has replaced the boiler, fascias and gutters, and the KITCHEN and BATHROOM.

The accommodation comprises - entrance porch leading to the reception hall, front lounge and rear sitting room with a pleasant view overlooking the rear garden. The kitchen is adjacent with access to the garage.

Upstairs, there are THREE BEDROOMS and a family bathroom.

Outside, the rear garden is abundant and neat, perfect for enjoying sunny afternoons. There is off-road parking to the front that leads to the garage with a remote-controlled door.

This property is turn-key; just take a look at the photographs.

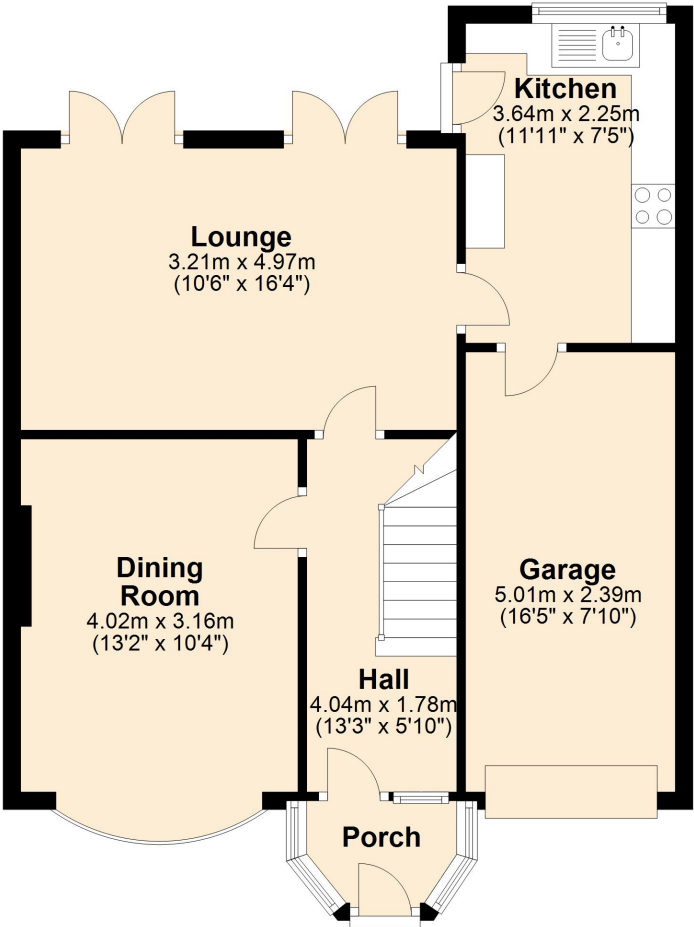
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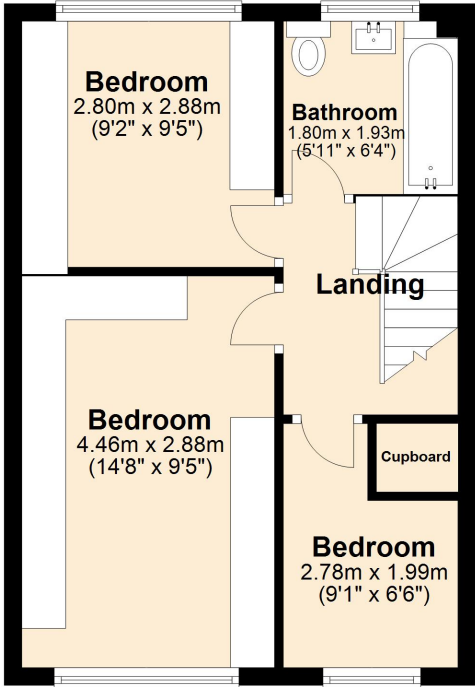
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		84	
(81-91) B			
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F		84	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

