



## 9 Lydia Drive

Birches Head, ST1 6RP

**Price £160,000**



Carters are pleased to present this well-appointed semi-detached home, situated within a quiet and established residential location and enjoying attractive countryside views to the rear.

The property benefits from a block-paved driveway to the front, providing off-road parking for up to three vehicles, together with gated access to a single garage. Upon entry, the accommodation opens into a spacious living room, featuring an electric fire set within an elegant stone surround, creating a welcoming focal point.

To the rear of the property is a well-proportioned kitchen and dining area, with French doors opening onto the rear garden, which is laid mainly to lawn and offers an ideal space for relaxation and outdoor enjoyment.

The first floor comprises two generous double bedrooms and a family bathroom suite.

This property offers an excellent opportunity for a range of purchasers and early viewing is strongly recommended to fully appreciate the accommodation and setting on offer.



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## Price £160,000



### Living Room

11'10" x 16'10" (3.61m x 5.13m)

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Electric fire with a stone effect surround. Access to the stairs. Radiator. Laminate flooring.

### Kitchen / Dining Room

11'10" x 13' (3.61m x 3.96m)

UPVC double glazed french doors to the rear elevation. Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Space and plumbing for a washing machine. Partially tiled walls. Combi boiler. Two built in storage cupboards with power and lighting. Tiled flooring.

### Stairs and Landing

UPVC double glazed window to the side elevation. Access to the loft which is partially boarded. Laminate flooring.

### Bedroom One

11'10" x 9'5" (3.61m x 2.87m)

UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

### Bedroom Two

8'4" x 11'11" (2.54m x 3.63m)

Two UPVC double glazed windows to the

rear elevation. Radiator. Laminate flooring.

### Bathroom

5'6" x 8'7" (1.68m x 2.62m)

UPVC double glazed window to the side elevation. Three piece fitted bathroom suite comprising of a panel bath with a wall mounted shower, pedestal wash hand basin and a low level w.c. Partially tiled walls. Fitted storage cabinet. Extractor fan. Radiator. Tiled flooring.

### Garage

9' x 19' (2.74m x 5.79m)

Up and over garage door. UPVC double glazed windows to the rear and side elevations. UPVC entrance door to the side elevation. Power and lighting.

### Externally

Externally, to the front of the property there is a block-paved driveway providing off-road parking for up to three vehicles, along with a lawned area. Gated access leads through to the garage.

To the rear, the property benefits from a lawned garden with a paved patio area, ideal for outdoor entertaining. Additional features include a double power socket and an external tap. The property enjoys attractive open countryside views to the rear.

### Additional Information

Freehold.

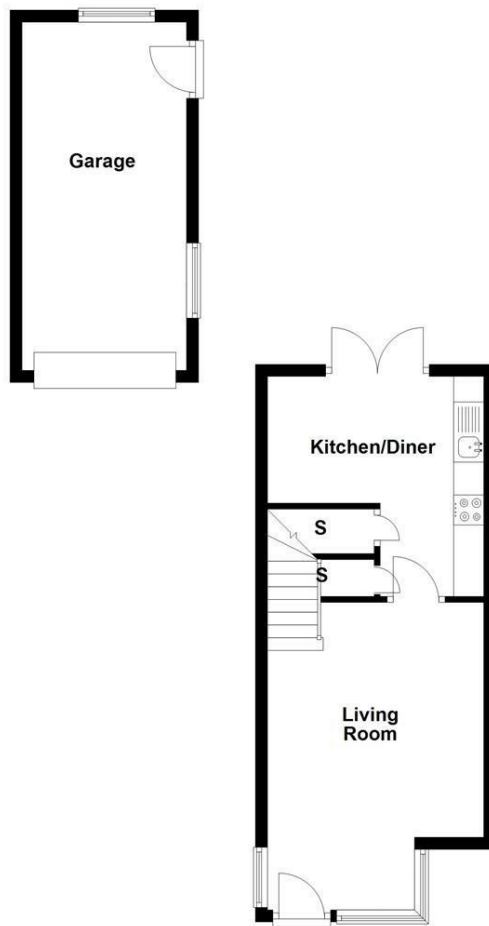
Council Tax Band B.

Total Floor Area: 667 Square Foot / 62 Square Meters.

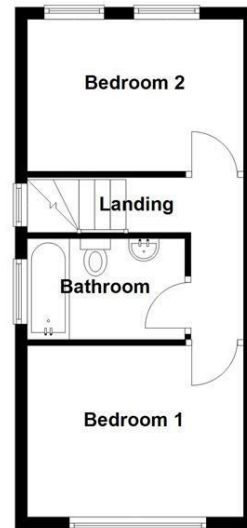
### Disclaimer

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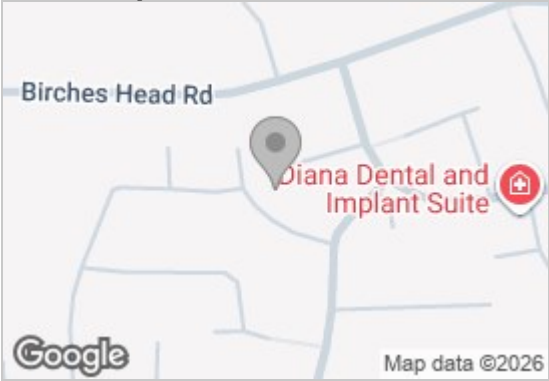
Ground Floor



First Floor



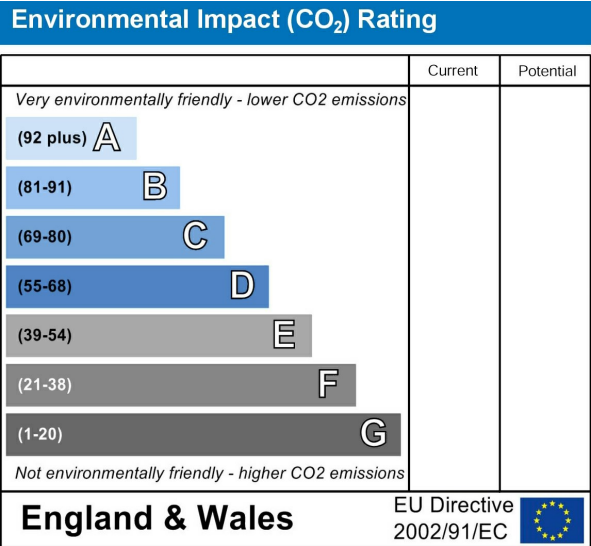
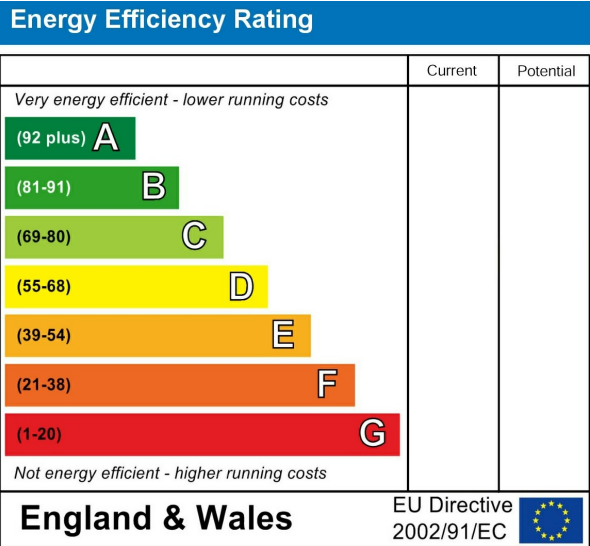
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.