



85 Southport Road, Lydiate, L31 2JN

Asking Price £285,000

Check out this unique character home just a short walk away from the Liverpool to Leeds canal.

Berkeley Shaw Real Estate brings to the market this beautiful semi-detached home situated on Southport Road, L31. The property occupies a fantastic corner-plot and is surrounded by beautiful and well-established gardens. Maghull Square is just a short distance away and offers a range of shops and cafes. The Leeds to Liverpool Canal is also just a short walk away, giving buyers the chance to enjoy relaxing strolls and possibly a glass of wine in the local pubs!

The property is full of character features and has been extended to provide deceptively spacious accommodation with versatile living arrangements. Set out across two floors, the accommodation comprises; entrance hall leading to the living room with a feature multi fuel burner and French doors to the rear garden. The kitchen/diner is fitted with a range of units, providing ample storage and has a range of appliances, including an oven and hob. Completing the ground floor layout is a separate utility room and a ground floor double bedroom with bathroom, complete with free standing roll top bath. To the first floor there are two further bedrooms and a shower room. Further benefits include gas central heating and double glazing.

Externally, the property boasts a side driveway with parking for cars and attractive established gardens with lawned areas, rear patio, loose stoned areas, summerhouse, a wide variety of trees, shrubs and flowers. There is also a useful workshop.

Viewing is essential to appreciate the rare opportunity to buy such a fantastic and unique property!



Entrance

small entrance leading to kitchen and:

Living room

feature fireplace with multi fuel burner, wooden floor, radiator, double glazed front window, double glazed french doors to rear

Kitchen/diner

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated hob and oven, midway tiling, radiator, double glazed window, tiled floor with step down to dining area with plumbing for washing machine, tiled floor, radiator, double glazed windows to front and rear, double glazed door to rear, opening to:

Utility room

7'7" x 8'8" (2.31 x 2.64)

laminated floor covering, double glazed window

Inner hall

leading to bathroom and:

Bedroom

8'11" x 8'9" (2.72 x 2.67)

wooden floor, radiator, double glazed window

Bathroom

roll top free standing bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level w.c, tiled floor, part tiled walls, feature radiator, double glazed window

First floor

Bedroom 1

fitted wardrobes and cupboards, oak effect flooring, radiator, double glazed windows to three elevations, door to:

Shower room

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

Bedroom 2

fitted wardrobe, radiator, double glazed window

Outside

the are gardens to the front, side and rear, with lawned areas, patio areas, well stocked herbaceous areas, loose stone areas, summerhouse and a side driveway with parking for cars

Workshop

8'3" x 8'11" (2.51 x 2.72 (2.52 x 2.71))

light and power, door to front garden

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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