



STAIR SAVILLE
ESTATE AGENTS

Marlborough Avenue, Lydiate

£245,000

3 1 2



- Semi Detached Family Home
- Three Double Bedrooms
- Well Presented Throughout
- Larger Than Expected Rear Gardens
- EPC Rating- Pending
- Sought After Tucked Away Location
- Lounge And Dining Room
- Utility Room And Downstairs WC
- Garage And Driveway
- Council Tax Band- C





A RARE OPPORTUNITY TO ACQUIRE AN EXTENDED SEMI DETACHED HOUSE IN MARLBOROUGH AVENUE, SO MUCH SCOPE FOR FURTHER EXTENSION, MUCH LARGER THAN EXPECTED GARDENS, DRIVEWAY AND GARAGE, THREE DOUBLE BEDROOMS. BE QUICK!

Situated in the ever popular Marlborough Avenue in Lydiate sits this extended semi detached home which has been in the same ownership since being built. Being well presented throughout, the property would make a superb family home with spacious accommodation throughout. Comprising entrance porch, hallway, lounge, dining room, kitchen, utility, WC and integral garage. To the first floor are three double bedrooms and the family bathroom which has a bath and separate shower. Externally the gardens are much larger than expected to the rear with lawns and patios. This is one not to be missed- be quick!

Alastair Saville Estate Agents

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