



ALASTAIR SAVILLE
ESTATE AGENTS

8 Oulton Close, Lydiate L31 4JX

£225,000

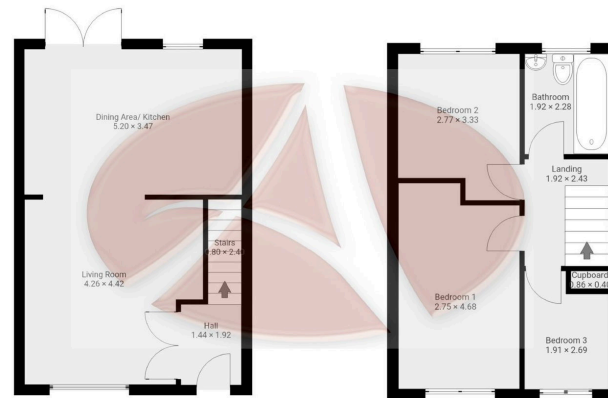
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- Semi Detached Family Home • Well Presented Throughout
- Three Bedrooms
- Enclosed Rear Gardens Enjoying A Good Degree Of Privacy
- Ideal First Time Buy
- EPC Rating- C
- Lovely Modern Kitchen/ Diner To The Rear
- Block Paved Driveway
- No Onward Chain
- Council Tax Band- C



WELL PRESENTED SEMI DETACHED HOUSE IN A TUCKED AWAY LOCATION IN LYDIATE, THREE BEDROOMS, LIVING ROOM OPENING ONTO THE REAR MODERN KITCHEN/DINER, LOVELY ENCLOSED REAR GARDENS, DRIVEWAY TO THE FRONT, OFFERED FOR SALE WITH NO ONWARD CHAIN. VIEWING ESSENTIAL TO FULLY APPRECIATE EVERYTHING ON OFFER.





Ground Floor approx area - 40.3m²

1st Floor approx area - 34.6m²

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Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	