



ALASTAIR SAVILLE
ESTATE AGENTS

Apt 1 Kingfisher Court, The Fieldings, Lydiate L31 2PT

£147,500

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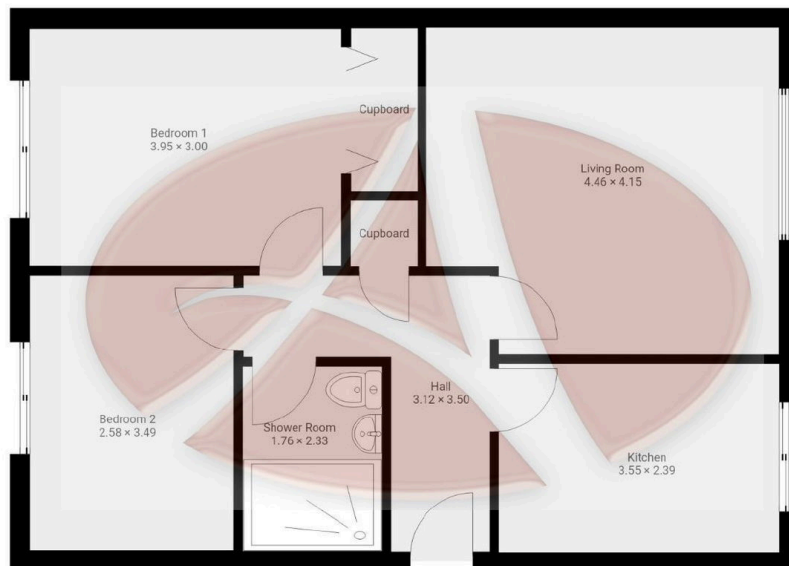
RARE OPPORTUNITY TO ACQUIRE A GROUND FLOOR APARTMENT IN THE EVER POPULAR KINGFISHER COURT IN LYDIATE. IN A TUCKED AWAY LOCATION, TWO DOUBLE BEDROOMS, WELL PRESENTED THROUGHOUT, SPACIOUS ACCOMMODATION, RECENTLY REPLACED MODERN SHOWER ROOM, COMMUNAL GARDENS WITH CANAL VIEWS, ALLOCATED PARKING AS WELL AS GUEST PARKING. OFFERED FOR SALE WITH NO ONWARD CHAIN.

This beautifully presented ground floor apartment is situated in a tucked away location in Lydiate, close to the canal. Located on a popular development, the property offers a rare opportunity for any buyer looking to downsize or a first time buyer. Comprising entrance hallway with large useful storage cupboard, kitchen, lounge/diner, two double bedrooms and a modern refitted shower room. Externally there are communal lawned gardens running alongside the canal, an allocated parking space as well as visitor parking and a bin store.



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- Ground Floor Apartment
- Beautifully Presented Throughout
- Recently Refitted Shower Room
- Allocated Parking Space And Visitors Parking
- EPC Rating- C
- Sought After Location
- Two Double Bedrooms
- Communal Gardens Alongside The Canal
- Offered For Sale With No Onward Chain
- Council Tax Band- B



Ground Floor approx area - 59.6m²

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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 be used as a guide only and do 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.