



JAMES SAVILLE  
Estate Agents



## 15 Clent Avenue, Lydiate, L31 0AT

£247,500

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- Extended Three Bedroom Semi Detached
- Three Living Spaces
- Separate Dining Room
- W/C Ground Floor
- Modern Bathroom
- No Chain
- EPC D
- Council Tax Band C



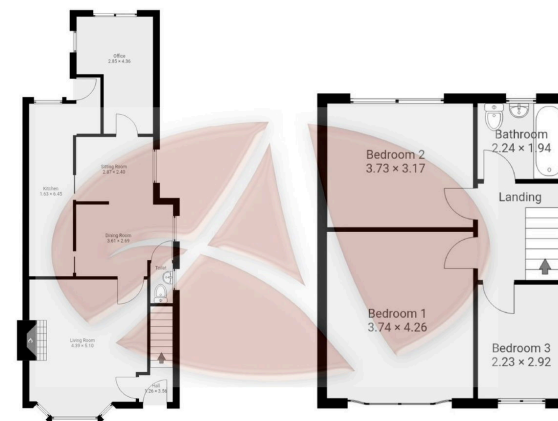
EXTENSIVELY EXTENDED SEMI DETACHED THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION, THREE RECEPTION ROOMS, DINING ROOM, D/S WC, MODERN BATHROOM, ENCLOSED REAR GARDENS NOT OVER LOOKED, OFF ROAD PARKING FOR A LARGE NUMBER OF CARS AND A GARAGE. NO ONWARD CHAIN.

Having been in the same ownership for many years, this semi detached family home sits in a tucked away popular location of Clent Avenue. The accommodation comprises entrance porch, hallway, living room, dining room, inner lounge, rear lounge (Currently used as an office, has been used as a bedroom) fitted kitchen and a WC to ground floor. To the first floor are three good sized bedrooms and a modern family bathroom. Externally, the property has a spacious paved driveway providing off road parking for a number of cars and giving access to the garage, the front also has a mature garden with flowered borders. To the rear the rear garden is not









Ground Floor approx area - 63.9m<sup>2</sup>

1st Floor approx area - 44.1m<sup>2</sup>

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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 purpose 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.

