



ALASTAIR SAVILLE
ESTATE AGENTS

16 Lambshear Lane, Lydiate L31 2JY

£200,000

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SEMI DETACHED HOUSE IN THE SOUGHT AFTER LOCATION OF LAMBSHEAR LANE IN LYDIATE, THREE BEDROOMS, EXTENDED TO THE GROUND FLOOR, LARGE LIVING ROOM, KITCHEN/ DINER AND SHOWER ROOM. IN NEED OF SOME MODERNISATION AND RIPE FOR FURTHER EXTENSION. OFF ROAD PARKING, GARAGE AND ENCLOSED GARDENS. VIEWING ESSENTIAL.

Situated on the ever popular Lambshear Lane is this semi detached house, ideally located for Lydiate Primary School. Having been in the same family for a number of years, the property would make a superb family home with some updating needed. Comprising entrance porch, hallway, large living room, kitchen/diner, rear hallway, shower room and integral garage to the ground floor. To the first floor are three good sized bedrooms. Externally there is a driveway giving access to the garage



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- Semi Detached Family Home
- Three Bedrooms
- In Need Of Some Modernisation
- Scope For Extension
- EPC Rating-
- Extended To The Rear
- Enclosed Gardens To The Rear
- Sought After Location
- Viewing A Must!
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Ground Floor area 77.7m²

1st Floor area 26.8m²

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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.