
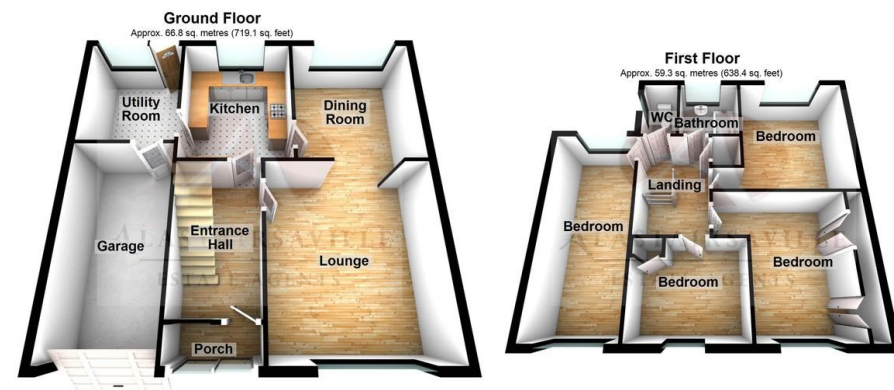


9 Sunnymede Drive, Lydiate, L31 2NR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
WWW.EPC4U.COM			



Total area: approx. 126.1 sq. metres (1357.6 sq. feet)
NEA (Aughton energy assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide. Plan produced using Planitip.

9 Sunny Meade Drive, Maghull

EXTENDED SEMI DETACHED FAMILY HOME, POPULAR LOCATION, CLOSE TO LOCAL SCHOOLS AND AMENITIES, FOUR GOOD SIZED BEDROOMS, GARAGE AND DRIVEWAY, ENCLOSED GARDENS. NO ONWARD CHAIN.

This extended semi detached property has been in the same ownership for almost 50 years. Situated in a popular residential area, the property will appeal to a wide range of buyers. The accommodation comprises entrance porch, hallway, lounge, dining room, kitchen, rear store and integral garage to the ground floor. To the first floor are four bedrooms, the family bathroom and separate WC. Externally there is a driveway providing access to the garage and off road parking. There is a small lawned garden to the front and further enclosed garden to the rear which is mainly laid to lawn with flower and shrub borders. Offered to the market with no onward chain, a viewing is essential.

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



Property Features

- Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Enclosed Gardens Front And Rear

Full Description

ENTRANCE PORCH

8' 6" x 2' 4" (2.61m x 0.72m)

Double glazed sliding patio door. Tiled flooring. Glazed door with glazed side panels lead into

HALLWAY

12' 5" x 6' 5" (3.80m x 1.97m)

Staircase leading to the first floor. Meter cupboard. Radiator. Doors off to various rooms.

LOUNGE

14' 4" x 12' 0" (4.38m x 3.68m)

Double glazed window to the front. Electric fire with mantle, surround and hearth. Television point. Radiator. Archway leading through to the

DINING ROOM

10' 4" x 9' 5" (3.16m x 2.88m)

Double glazed window to the rear. Radiator.

KITCHEN

10' 4" x 10' 2" (3.17m x 3.11m)

Double glazed window to the rear overlooking the garden. Range of wall and base units including work surface with inset one and half bowl sink and drainer and mixer tap over. Integrated oven with four ring gas hob and extractor over. Plumbing and space for washing machine. Space for fridge. Tiled splash backs. Tiled flooring. Door leading into

STORE ROOM

7' 10" x 7' 3" (2.39m x 2.22m)

Window to the rear. Door leading out to the rear garden. Door leading into the

GARAGE

18' 0" x 7' 8" (5.49m x 2.34m)

Up and over garage door. Light and power. Under stairs storage cupboard.

LANDING

8' 6" x 6' 6" (2.60m x 1.99m)

Doors off to various rooms. Loft access. Airing cupboard.

FRONT BEDROOM ONE

13' 9" x 11' 3" (4.21m x 3.43m)

Double glazed window to the front. Built in bedroom furniture with wardrobes and dressing table. Radiator.

FRONT AND REAR BEDROOM TWO

16' 9" x 7' 7" (5.12m x 2.32m)

Double glazed windows to the front and rear. Two radiators.

REAR BEDROOM THREE

11' 3" x 11' 2" (3.45m x 3.41m)

Double glazed window to the rear. Radiator.

FRONT BEDROOM FOUR

10' 8" x 8' 7" (3.27m x 2.62m)

Double glazed window to the front. Built in cupboard. Radiator.

BATHROOM

5' 10" x 5' 4" (1.79m x 1.65m)

Double glazed window to the rear. Suite comprising bath with electric shower over and pedestal wash hand basin. Tiled splash backs.

WC

5' 4" x 2' 8" (1.65m x 0.83m)

Double glazed window to the side. WC.

FRONT

To the front of the property is a paved driveway which provides off road parking and gives access to the garage. There is a small lawned garden with flower and shrub borders.

REAR

The main gardens lie to the of the property and are mainly laid to lawn with flower and shrub borders.

AGENTS NOTE

We have been informed the property is Freehold, however it is currently unregistered with land registry.

Council Tax Band- D, Sefton Council

