



**Lingdale Road, Cloughton, CH43**

**Guide Price £280,000**

**Brennan Ayre O'Neill**

**Estate Agents | Surveyors | Property Managers**



The house, as you'll see, has been meticulously kept over the years, and with the same family in situ for 40+ years, you can see the care and attention they have provided throughout. From the handy (and tremendously accessible) boiler come coats cupboard to the hallway, you'll find the through living diner - with a large picture window out to the front, and then patio doors overlooking the garden to the rear - pretty aspects to each side of the house.

The kitchen has been well thought out with plentiful worktop prep' space, alongside another pretty view out to the garden whilst washing the dishes. A good amount of wall and base units here, as well as a serving hatch to the diner - a nod to the old school. And a door to the garden, and garage, too.

Up to the first floor, and there's a good feeling of space here with the lay out of the bedroom quarters. The master sits to the front with built in wardrobes, whilst there's a second double to the rear with a superb view out across Liverpool to the Anglican cathedral, and a particularly good sized single. A good sized family bathroom completes this floor, as well as access up to the loft.

Let's get outside now, where there's a huge patio space right outside the back doors, perfect for your garden furniture, barbeques etc, there's access to the garage and storage room, here too - with correct permissions, this would make for a great home office, perhaps, if needed. Then onto the quite private lawn, with pathway top to bottom, leading you to our client's favourite spot for an evening tippie enjoying the last of the sun...

For Sat Nave use CH43 8TE - Lingdale Road is just a few paces from the shops of Claughton, as well as bus route through to Liverpool city centre. Handily placed, too, for local schooling and colleges, all just a short walk away.

**Tenure:** Freehold

**Council Tax Band:** C

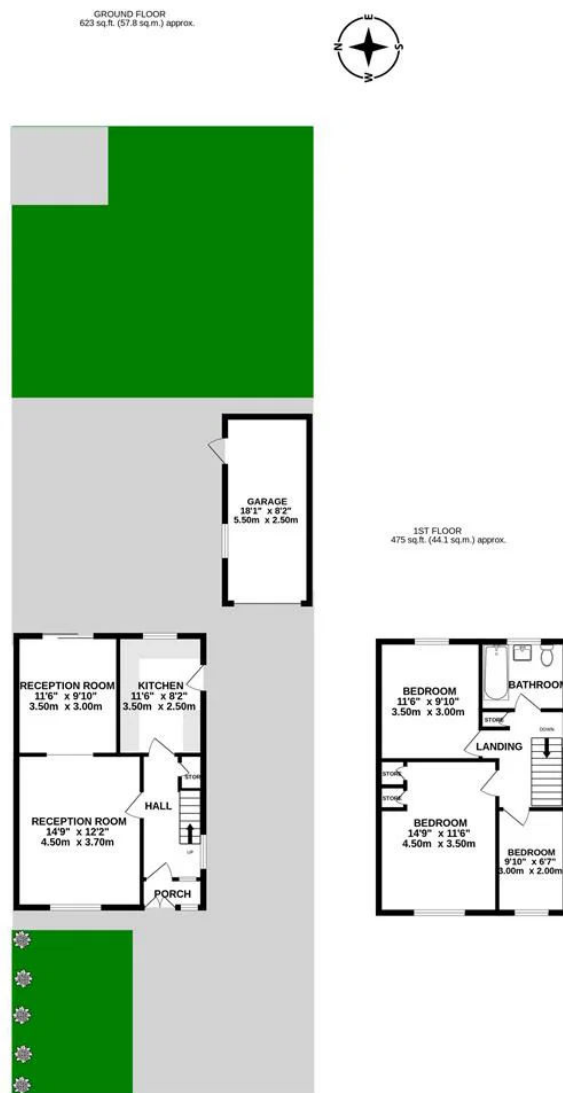




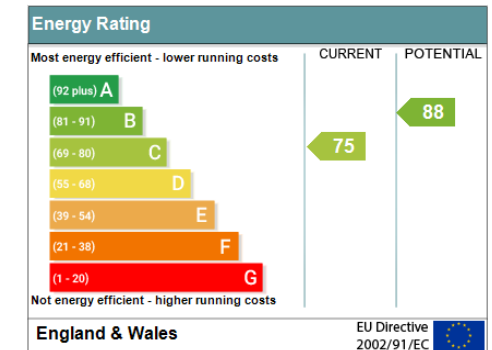








Address: 33 Lingdale Road, PRENTON, CH43 8TE  
RRN: 4534-2524-8300-0987-6202



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