

Ian Anthony The Estate Agents





- DETACHED PROPERTY ON A LIVING ROOM / DINING CORNER PLOT AREA
- KITCHEN / BREAKFAST CLOAKROOM ROOM
- FOUR BEDROOMS FAMILY BATHROOM
- PRIVATE MATURE GARDENS TWO GARAGES, DRIVEWAY TO THREE SIDES TO REAR









This property is an extended four bedroom detached house sat on a desirable corner plot, ideally situated in the sought after location of Maghull. The property itself benefits from its great locality to amenities including local shops, both primary and secondary schools as well as personal and public transport links. Accommodation consists of a living room, dining area, kitchen/breakfast room and downstairs cloakroom whilst to the first floor there are four bedrooms and a family bathroom. Externally there are gardens to threes sides edged by a beautiful Beech hedge providing privacy to the property, a driveway and garages are to the rear of the property accessed via Sandringham Road.





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		76
(55-68)	59	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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