# BerkeleyShaw

REAL ESTATE



# 11 Hawkshead Close, Maghull, L31 9BT

£279,950

Are you a growing family or looking for a property you can put your own stamp on?

Berkeley Shaw Real E state is delighted to bring to the sales market this three-bedroom semi-detached home, situated on the popular Lakes Development in Maghull.

The property has been well maintained throughout and also offers the potential for the new owners to make it their own. Located in a pleasant cul-de-sac, the property is ideal for families looking to take advantage of the quiet location. With no onward chain, this fantastic home gives buyers the opportunity to benefit from a simple chain.

Set out across two floors, the accommodation briefly comprises; porch, entrance hall, living room with feature fireplace & open aspect through to the dining room overlooking the garden. This is a perfect space to entertain guests or for dining as a family. Completing the layout is a kitchen diner with integrated appliances including oven, hob and dishwasher and a separate utility room leading to the garden. To the first floor there are three bedrooms and a bathroom with a white suite, including shower over the bath. Driveway with parking leading to the garage and side access to the rear garden that is lawned with borders and a patio area.

Further benefits include double glazing and gas central heating.

Get in touch straight away to arrange a viewing before this is snapped up by a lucky buyer!







#### **Porch**

double glazed windows and door

#### **Entrance hall**

under stairs storage cupboard, radiator

# Living Room

14'5" x 11'2" (4.4 x 3.42)

feature fireplace, radiator, double glazed bay window, opening to:

## **Dining Room**

10'4" x 9'2" (3.17 x 2.81)

radiator, double glazed window

#### Kitchen

10'4" x 10'5" (3.17 x 3.2)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, integrated appliances including Bosch gas hob, electric oven, dishwasher, double glazed window, door to:

# **Utility Room**

10'4" x 5'11" (3.17 x 1.82)

belfast style sink unit with mixer tap, base units with worktop surface, wall units, plumbing for washing machine, radiator, double glazed window, double glazed door to rear garden

#### First Floor Landing

airing cupboard with radiator, access to loft, double glazed window

# Front bedroom 1

16'2" x 12'0" (4.93 x 3.67)

fitted wardrobes, radiator, double glazed bay window

### Rear bedroom 2

11'6" x 9'2" (3.53 x 2.8)

radiator, double glazed window

#### Front bedroom 3

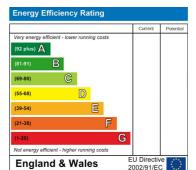
10'5" x 6'11" (3.18 x 2.11)

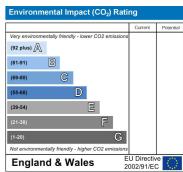
radiator, double glazed window

#### **Bathroom**

white suite comprising panelled bath with mixer shower

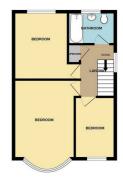
over, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window





GROUND FLOOR 692 sq.ft. (64.3 sq.m.) appro 1ST FLOOR 438 sq.ft. (40.7 sq.m.) approx





TOTAL FLOOR AREA: 1130 sq. ft. (105.5 sq. m) approx.

White every altering has been made to ensure the accuracy of the floorgian contained hear, measurement of doors, windows, rooms and any other items are appreciated and no engoposibility is laten for any remove consistion or mini-statement. This plan is to till installing proposes only and about die used as such by any prospective purchaser. The services, systems and appliances shown have not been tended and no guarante as in so the operation of princing continuous control of the control









