



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 Estate 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!



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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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1130 sq ft (105.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this information. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency for the future.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

