



10 Leathwood, Liverpool, L31 6AT

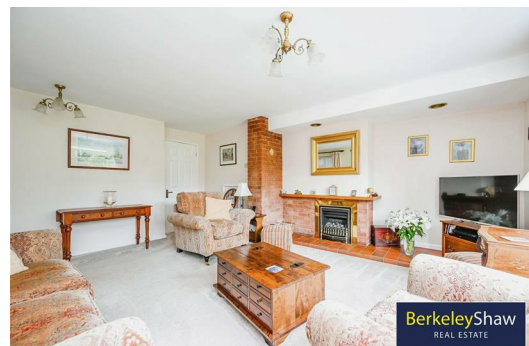
£215,000

Welcome to this charming property located in a sought-after area of Maghull. This delightful house boasts a well-presented interior ready to move straight into.

The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, spacious living/dining room with French doors leading to the rear garden, kitchen overlooking the front with fitted units including integrated oven and hob. To the first floor there are three bedrooms and a shower room with electric shower. The outside benefits from a paved driveway & long garage which can also be utilised as a workshop

One of the highlights of this property is the westerly facing, well established garden, which has been beautifully maintained and benefits from a pathed patio area.

This house is just waiting for you to make it your home - schedule a viewing today!



Porch

double glazed windows and door

Entrance Hall

storage cupboard

Living Room

17'6" x 16'0" (5.35 x 4.88)

feature fireplace with gas fire, tiled heart, under stairs storage cupboard, radiator, double glazed window, double glazed french doors to the rear garden

Kitchen

7'9" x 9'0" (2.37 x 2.76)

inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, part tiled walls, integrated Samsung electric hob, Hotpoint electric oven, plumbing for washing machine, double glazed window, door to garage

First Floor Landing

access to loft, storage cupboard

Rear Bedroom 1

13'5" x 9'10" (4.09 x 3)

fitted wardrobes and drawers, radiator, double glazed window

Front Bedroom 2

10'10" x 9'10" (3.32 x 3)

radiator, double glazed window

Rear bedroom 3

9'8" x 6'0" (2.95 x 1.85)

radiator, double glazed window

Shower

shower cubicle with Triton electric shower, wash hand basin in vanity unit, 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: 1019 sq ft (94.7 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, doors and any other parts are approximate and the responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.
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