The Ternary, Old Haymarket, Liverpool, L1 6ER www.berkeleyshaw.com

BerkeleyShaw



138 Hall Lane, Maghull, L31 3EH £540,000

A very rare opportunity has arisen for a buyer looking for a unique and traditional style property with many original features. Located in Old Maghull close to the railway station, the semi detached house must be viewed to be appreciated. The versatile accommodation includes features such as double glazed sash windows, high ceilings with coving and original style wooden doors and flooring. Offering spacious family accommodation including a basement which has scope for even further improvements, there is an entrance hallway with useful cloakroom cupboard, front living room with feature fire with log burner and bi folding doors to the rear family room that opens into the dining room. Kitchen/breakfast room with integrated appliances and French doors to rear, ground floor modern shower room and a utility room. To the first floor there are four double bedrooms plus a study and a contemporary bathroom with bath and separate shower. The basement is made up of two main rooms plus some storage rooms/areas. Outside there is a driveway with parking for several vehicles leading to a garage, and a southerly facing lawned rear garden that is not overlooked with well established borders and a patio area. The property is also sold without an ongoing chain.



Open porch

Entrance hall

Wooden floor, radiator & front door with stained glass insert.

Cloaks cupboard

Living room

13'1" x 14'4" (4.01 x 4.38)

Wooden floor, feature fireplace with log burner, radiator & double glazed bay window.

Rear family room/dining room

10'10" opening to 14'11" x 25'7" (3.32m opening to 4.57m x 7.80m) Wooden floor, feature fireplace with log burner, two radiators, double

glazed window & double glazed french doors to rear garden.

Kitchen/breakfast room

29'6" x 7'4" opening to 9'0" (9.01m x 2.26m opening to 2.75m)

Inset sink unit with drainer cut into worktop surface, base and drawer units with worktop surfaces over, integrated appliances including Neff five ring gas hob, Neff double oven, microwave, dishwasher, spotlights to ceiling, tiled floor, two radiators, three Velux style roof windows, two double glazed window & double glazed french doors.

Shower room

Shower cubicle with mixer shower, wash hand basin in recess, low level w.c, tiled floor, tiled walls, double glazed window

Utility room

7'6" x 6'8" (2.29m x 2.05m)

plumbing for washing machine and dryer, base unit, worktop surface, midway tiling, radiator & double glazed window.

First floor landing

Bedroom 1

15'1" x 12'4" (4.60m x 3.76m) wooden floor, fitted wardrobe, radiator, double glazed window

Bedroom 2

13'0" x 12'4" (3.97m x 3.77m) wooden floor, fitted wardrobe, radiator, double glazed window

Bedroom 3

10'11" x 12'8" (3.35m x 3.88m)

Wooden floor, fitted display cabinet, radiator & double glazed window.

Bedroom 4

7'8" x 14'6" (2.35m x 4.42m) Wooden floor, radiator & double glazed window.

Study

7'8" x 5'8" (2.35m x 1.75m)

Wooden floor & radiator, double glazed window.

Bathroom

Feature free standing bath with centre mixer tap, separate shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail & double glazed window.

Basement

stairs from entrance hall, storage areas, door to:

Workshop

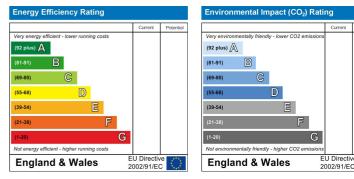
14'1" x 12'11" (4.31m x 3.96m) Radiator & window.

Games room

15'0" x 12'5" (4.59m x 3.81m) Radiator & door to rear garden.

Garage

17'2" x 7'5" (5.24m x 2.28m) Up & over door.











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