



## 12 Mosshill Close, Liverpool, Merseyside L31 2JL

£215,000

An extended semi detached house that is situated at the end of a residential cul-de-sac in Maghull. Offering deceptively spacious accommodation which is also being sold without an ongoing chain for a potentially more straightforward process. Including gas central heating and double glazed windows, there is a porch and ground floor w.c, with double doors that leads to the hall which then leads to a L-shaped living room with double doors to a rear family room with patio door to the garden, kitchen/diner with fitted units including oven and hob. To the first floor there are three bedrooms and a combined family bathroom with white suite including shower over the bath. Outside there is a driveway with parking for cars, side access to the rear garage and garden that is lawned with a patio area and shed/summerhouse.





## Porch

radiator, double glazed double doors to front and double doors to:

## W.C.

low level w.c, was hand basin, radiator, double glazed window

## Entrance hall

storage cupboard, radiator, door to:

## Living room

radiator, double glazed window, double doors to:

## Family room

7'1" x 14'10" (2.16 x 4.52)

wooden floor, radiator, double glazed patio door to garden

## Kitchen/diner

inset circular sink and drainer, base and drawer units with worktop surfaces over, integrated gas hob and electric oven, plumbing for washing machine, part tiled walls, radiator, two double glazed windows, double doors to family room

## First floor landing

access to loft, storage cupboard, double glazed window

## Front bedroom 1

10'10" x 11'0" (3.30 x 3.35)

radiator, double glazed window

## Front bedroom 2

12'3" x 7'5" (3.73 x 2.26)

storage cupboard, radiator, double glazed window

## Rear bedroom 3

9'0" x 8'1" (2.74 x 2.46)

radiator, double glazed window

## Bathroom

panelled bath with mixer tap over and mixer shower above, pedestal wash hand basin, low level w.c, heated towel rail, double glazed window

## Outside

front driveway with parking for cars including side driveway leading to the rear garage, rear garden with lawn, patio area and shed/summerhouse

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		
	71	85
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales		EU Directive 2002/91/EC



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