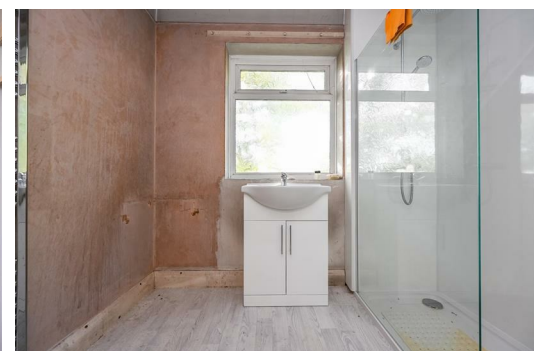




## 2a Willow Hey, Maghull, L31 3DL

£325,000

A fabulous opportunity to purchase a property situated on a corner plot with gardens to all four sides and located in 'Old Maghull' convenient for the railway station providing links to Liverpool, Ormskirk and Southport. The property does require improvements to both the inside and the garden areas and is offered for sale without an ongoing chain so is ready for somebody looking to start work on a project quickly. The accommodation briefly comprises porch, entrance hall, spacious living room with french doors, there is a separate dining room and a kitchen with door to the rear, a w.c/utility room completes the ground floor. To the first floor there are four generous sized double bedrooms, a shower room and a separate w.c. Outside there are the gardens surrounding the property and a double garage to the rear.





**Porch**  
door to:

**Entrance hall**  
under stairs cupboard, stairs to first floor

**W.C.**  
low level w.c, wash hand basin, double glazed window

**Living room**  
22'6" x 12'1" (6.86 x 3.69)  
radiator, two double glazed windows, double glazed french doors

**Dining room**  
11'10" x 15'5" (3.61 x 4.72)  
radiator, double glazed windows to two elevations

**Kitchen**  
9'4" x 11'10" (2.85 x 3.61)  
stainless steel sink unit with drainer, base and drawer units with worktop surfaces, gas cooker point, double glazed door to rear, double glazed window

**First floor landing**  
storage cupboard

**Rear bedroom 1**  
15'5" x 9'5" (4.71 x 2.88)  
radiator, double glazed windows to two elevations

**Side bedroom 2**  
9'4" x 12'0" (2.85 x 3.68)  
radiator, double glazed window

**Side bedroom 3**  
10'1" x 12'10" (3.08 x 3.92)  
storage cupboard, radiator, double glazed window

**Side bedroom 4**  
9'3" x 12'1" (2.82 x 3.69)  
radiator, double glazed window

**Shower room**  
shower cubicle with mixer shower over, wash hand basin in vanity unit, heated towel rail, double glazed window

**Separate w.c.**  
low level w.c, access to loft, double glazed window

**Outside**  
the property sits on a corner plot with gardens to the front, sides and rear. There is a double garage located to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1472 sq. ft. (136.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Hogenap CB24



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

