



**185 Moorhey Road, Maghull, L31 5LG**

**Asking Price £248,500**

A well presented semi detached house which is ready for a buyer to move straight into. Situated in a residential location convenient for the shops on Moorhey Road as well as being close to well regarded local schools. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, fitted cloakroom, utility room and store with access to the rear garden, living room with feature fireplace, opening to dining room with patio door to rear garden, modern fitted kitchen with integrated appliances. To the first floor there are three bedrooms and the contemporary bathroom with white suite. Driveway with off road parking for cars, rear garden with artificial lawn for easy maintenance and a patio area.





## Entrance hall

storage cupboard, radiator

## Cloakroom

low level w.c, wash hand basin, tiled walls, heated towel rail

## Living room

laminate floor covering, feature fireplace with electric fire, double glazed bay window, opening to:

## Dining room

9'9" x 8'7" (2.97 x 2.62)

laminate floor covering, spotlights to ceiling, radiator, double glazed patio door to rear garden

## Kitchen

9'5" x 9'3" (2.87 x 2.82)

circular sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, Zanussi induction hob, Beko electric oven, integrated dishwasher and microwave, space for American style fridge/freezer, double glazed window

## Utility room

5'11" x 5'3" (1.80 x 1.60 (1.81 x 1.59))

plumbing for washing machine and dryer, tiled floor, double glazed window and door, door to:

## Side hallway

door to rear garden, door to:

## Store

7'10" x 5'10" (2.39 x 1.78 (2.38 x 1.77))

useful garden storage, double glazed window

## First floor landing

access to loft, double glazed window

## Front bedroom 1

11'3" x 10'0" (3.43 x 3.05 (3.44 x 3.04))

fitted wardrobes, storage cupboard, laminate floor covering, radiator, double glazed window

## Rear bedroom 2

9'4" x 10'5" (2.84 x 3.18)

recess cupboard, laminate floor covering, radiator, double glazed window

## Front bedroom 3

10'5" x 8'2" (3.18 x 2.49 (3.17 x 2.50))

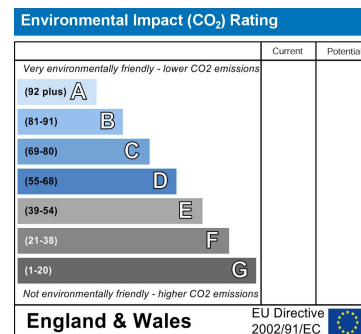
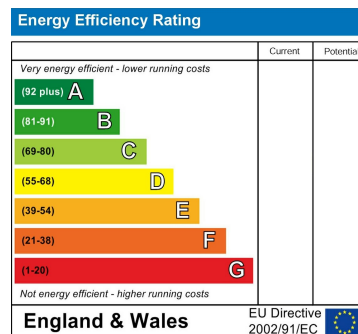
laminate floor covering, double glazed window

## Bathroom

white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

## Outside

driveway with parking for cars, rear garden with artificial lawn, patio area and shed



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