



38 Shop Lane, Maghull, L31 7BZ

Asking Price £229,950

Berkeley Shaw Real Estate are pleased to offer for sale this three bedroom semi detached family home located in a great residential location, close to the Liverpool to Leeds canal, ideal for walking and within easy reach of Maghull Central Square and the surrounding supermarkets, doctors and other amenities. Offering excellent potential for the new owners to improve and add their own decor, the accommodation briefly comprises porch, entrance hall, living room with feature fireplace, sliding doors to the dining room with patio door to the rear garden, kitchen with fitted units and a separate spacious utility room which leads to both the garage and the rear garden. To the first floor there are three bedrooms and a shower room with electric shower. Outside there is a lawned front garden, block paved driveway with parking for cars leading to the garage and an attractive well tended rear garden with lawn and patio area. The property is also being sold without an ongoing chain.



Porch
 tiled floor, double glazed sliding door

Entrance hall
 under stairs storage cupboard, radiator

Living room
 14'4" x 11'6" (4.37 x 3.51)
 feature fireplace, radiator, double glazed window, sliding doors to:

Dining room
 9'7" x 9'7" (2.92 x 2.92)
 radiator, double glazed sliding patio door to rear garden

Kitchen
 12'4" x 7'9" (3.76 x 2.36)
 inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, space for cooker, plumbing for washing machine and dishwasher, Baxi gas central heating boiler, under stairs cupboard, double glazed window overlooking the rear garden, door to:

Utility room
 11'11" x 7'2" (3.63 x 2.18 (3.62 x 2.19))
 base and drawer units with worktop surface over, wall units, door to garage, double glazed window and door to rear garden

First floor landing
 storage cupboard, access to loft, double glazed window

Front bedroom 1
 12'8" x 10'8" (3.86 x 3.25)
 radiator, double glazed window

Rear bedroom 2
 12'0" x 10'8" (3.66 x 3.25)
 radiator, double glazed window

Rear bedroom 3
 7'7" x 6'10" (2.31 x 2.08 (2.30 x 2.09))
 radiator, double glazed window

Shower room
 corner shower cubicle with Mira electric shower, wash

hand basin, low level w.c, tiled walls, heated towel rail, double glazed window

Outside
 lawned front garden with borders for planting, driveway with parking for cars leading to the garage, lawned rear garden with well established borders and a patio area

Garage
 16'4" x 7'3" (4.98 x 2.21 (4.99 x 2.20))
 light and power, up and over door to front

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 (94.6 sq m) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms 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 to guide the prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee can be given as to their operability or efficiency for the future.
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