# BerkeleyShaw REAL ESTATE



# 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 cupvoard, 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

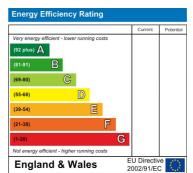
#### Outside

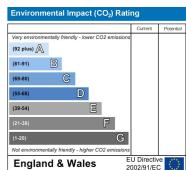
lawned front garden with borders for planting, driveway with parking for cars leading to the garage, lawned rear garden with well established borders and a patio area

#### 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





GROUND FLOOR 627 sq.ft. (58.2 sq.m.) approx. 1ST FLOOR 392 sq.ft. (36.4 sq.m.) approx





TOTAL FLOOR AREA: 1019 s.g.ft. (9.6 s.g.m.) approx.

While levely attempt has been made to ensure the accuracy of the floorgian contained here, measurement of doors, vendows, common and any other fereis are approximate and on responsibly in states the any entering common or measurement. This plan is not influentiately and plantices only and should be used as such by any prospective purchaser. The services, systems and applicances bloom have not been lested and no garantee as to be the services and the services of the ser









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