



## 44 Shop Lane, Maghull, Liverpool L31 7BZ

Asking Price £219,500

A semi detached house situated on a corner plot with a pleasant outlook to the front of the property and within easy reach of the facilities of Maghull Central Square. The accommodation although requiring some modernisation, is well presented and briefly comprises porch, entrance hall, living/dining room with feature fireplace and patio door to the rear garden, kitchen with fitted units and door to rear, there is also the convenience of a ground floor shower room. To the first floor there are three bedrooms and a modern bathroom with white suite. Outside there is a side driveway that leads to the garage, the large lawned front garden and a small lawned rear garden with patio area and borders for planting. The property is also being sold without an ongoing chain for a potentially more straightforward purchase.





## Porch

double glazed windows and door

## Entrance hall

radiator

## Ground floor shower room

corner shower cubicle with Triton electric shower, wash hand basin with vanity unit, low level w.c, tiled walls, heated towel rail, double glazed window

## Living room/dining room

feature fireplace with gas fire, two radiators, double glazed front window, double glazed patio door to rear

## Kitchen

12'5" x 7'8" (3.78 x 2.34)

inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for washing machine, Worcester gas central heating boiler, two double glazed windows to side, door to rear garden

## First floor landing

access to loft, storage cupboard, double glazed window

## Front bedroom 1

12'8" x 10'9" (3.86 x 3.28 (3.85 x 3.27))

radiator, double glazed window

## Rear bedroom 2

12'0" x 10'9" (3.66 x 3.28)

radiator, double glazed window

## Rear bedroom 3

7'5" x 6'9" (2.26 x 2.06)

radiator, double glazed window

## Bathroom

bath with mixer tap, wash hand basin in vanity unit, low level w.c, tiled walls, double glazed window

## Outside

the property occupies a corner plot and has a large lawned front garden with a pleasant outlook from the front of the house, there is a side driveway that leads to the garage and a triangular shaped lawned rear garden with patio area and borders for planting

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 <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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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