

**2A Ormonde Avenue, Maghull, Merseyside L31 7AS**

**£137,500**





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A spacious two bedroom first floor flat, which enjoys a very pleasant and ever popular location and is situated within close proximity of a variety of amenities. The property has the added benefits of a NEWLY INSTALLED boiler system (March 2024) plus No Further Chain Delay.

The property is set upon sought after Ormonde Avenue, Maghull and is therefore ideally located within a short distance of Maghull centre with it's wide variety of shops, restaurants, bistro's and bars.

Maghull Railway Station and the nearby A59 provide direct transport access into Liverpool City Centre and beyond, whilst access to the Motorway Network is at nearby Switch Island. Aintree, retail parks & other associated amenities are all situated within a short drive.

The flexible & well proportioned accommodation briefly comprises; Ground floor entrance porch, entrance hallway, large lounge, fitted kitchen, two ample bedrooms, bathroom & separate WC.

To the exterior are private gardens to both side & rear with the front offering off road driveway parking.

The property further benefits from the addition of central heating & double glazing throughout.

### **DIRECTIONS**

From the Square, Maghull; Head West upon Westway turning first left at the traffic lights onto Liverpool Rd North. Continue along the road bearing right over the canal bridge and onto Liverpool Road South through the traffic lights bearing left. Turn right into Ormonde Avenue prior to the roundabout at Hall Lane and the property can be found on the right hand side identified by our For Sale board.

### **ACCOMMODATION**

#### **GROUND FLOOR**

##### **ENTRANCE PORCH / HALLWAY**

**10'11" x 6'0" (3.34 x 1.85)**

Double glazed door and windows with stairs leading to the first floor and all accommodation. Ceiling light point

#### **FIRST FLOOR**

##### **HALLWAY**

A long hallway provides access to all accommodation, ceiling light points, storage cupboard.

##### **LOUNGE**

**15'9" x 13'6" (4.81 x 4.13)**

A spacious room to the front elevation of the property with double glazed windows to the front & side, fire, radiator panel, TV point & ceiling light point.

##### **FITTED KITCHEN**

**9'10" x 8'8" (3.01 x 2.65)**

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and partially tiled elevations. Gas hob and oven below, double glazed window to the rear elevation, Large cupboard housing the gas central heating boiler with window and ceiling light point.

##### **BEDROOM 1**

**15'9" x 14'4" maximum (4.81 x 4.39 maximum)**

Double glazed windows to the front & side elevations, radiator panel & ceiling light point.

## BEDROOM 2

11'7" x 7'5" (3.54 x 2.27)

Double glazed window to the rear elevation, radiator panel & ceiling light point.

## BATHROOM

9'0" x 5'7" (2.76 x 1.71)

A two piece bathroom suite comprising panelled bath with bath shower mixer tap and shower rail. Wash basin, partially tiled elevations, double glazed frosted window, ceiling light point, large linen/airing cupboard.

## WC

5'10" x 3'4" (1.79 x 1.02)

Low level WC, partially tiled, double glazed frosted window, ceiling light point

## EXTERIOR

### FRONT

Wall enclosed garden area with off road flagged driveway parking. Gravelled garden area, ornamental flower, tree & shrub borders complete.

### REAR

A pathway leads to the side of the property and to a fully enclosed rear garden area which is mainly laid to lawn with mature flower/shrub & tree borders.

The garden provides private out door living space.

## MATERIAL INFORMATION

### TENURE

#### LEASEHOLD

Please note we are informed by the sellers the Freehold is owned by the management company. The management company consists of the occupiers of both the ground floor and first floor flats.

DATE: 29 September 1996

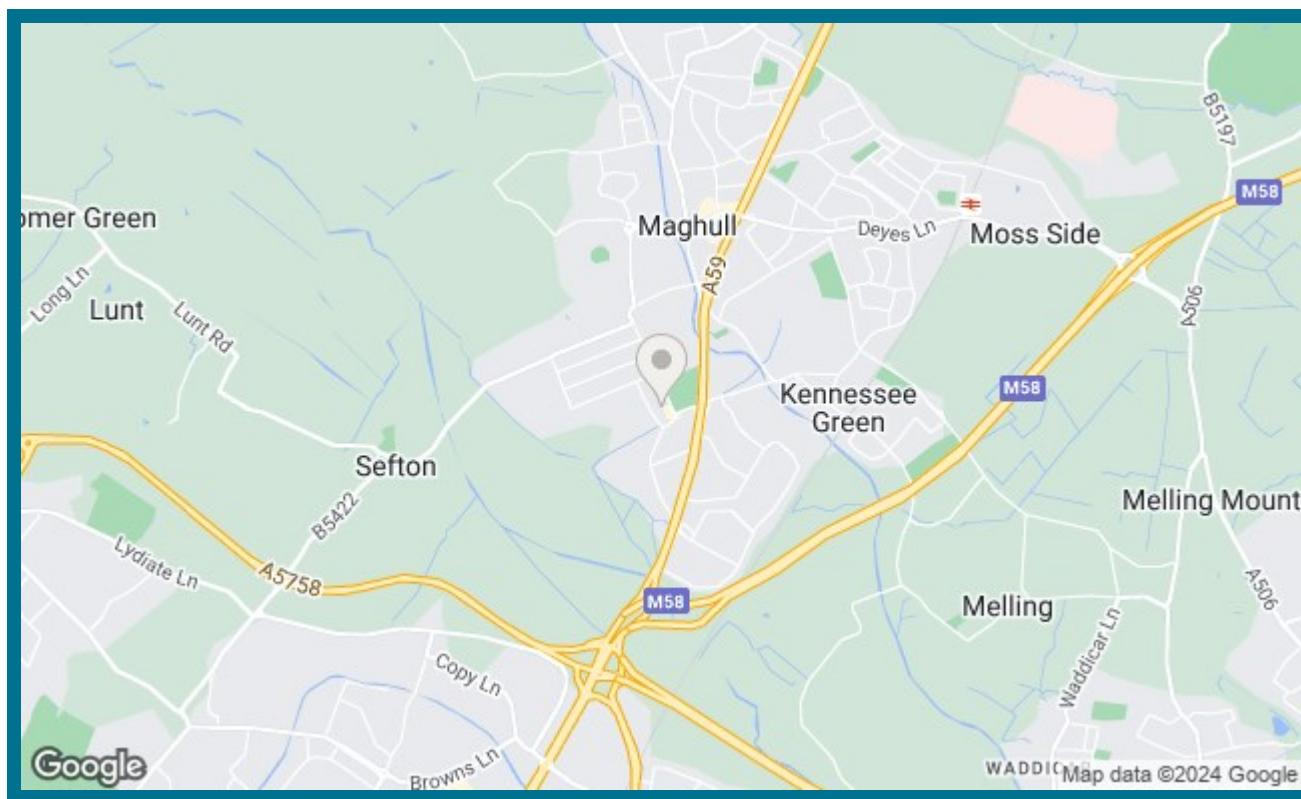
TERM: 999 Years from 1 January 1996

RENT: A Peppercorn

## COUNCIL TAX INFORMATION

Band B- Sefton Council

## VIEWING BY APPOINTMENT



### **Important Information**

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

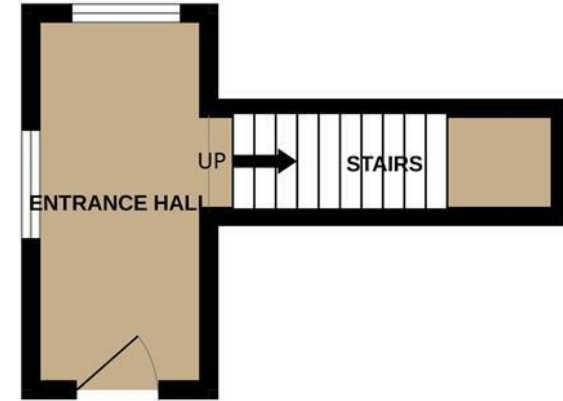
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

ACCOMMODATION  
783 sq.ft. (72.7 sq.m.) approx.



GROUND FLOOR ENTRANCE  
98 sq.ft. (9.1 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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