



BW
BRIGHOUSE
WOLFF

9 Rosslyn Avenue, Maghull, Merseyside L31 8AP

£350,000





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A very spacious, four bedroom traditional semi-detached house which enjoys a very pleasant and ever popular location within close proximity of a variety of amenities.

The property is situated upon Rosslyn Avenue, Maghull and is therefore ideally located in a sought after location whilst being within a short drive of Maghull centre with it's wide variety of shops, restaurants, and bars. Maghull Railway Station and the nearby A59 provide direct transport access into Liverpool City Centre and beyond. Access to the Motorway Network M57 & M58) is at nearby Switch Island whilst Aintree and it's associated amenities is also situated within a short drive.

The accommodation which provides well proportioned rooms throughout briefly comprises; Entrance porch, hallway, lounge, dining room and breakfasting kitchen to the ground floor. To the first floor are four bedrooms, family bathroom suite and separate WC. whilst to the exterior are gardens to the front and rear - the rear being particularly impressively proportioned and facing in a sunny Southerly direction - with off road parking provided by an ample driveway and single garage.

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

As we envisage high levels of interest from the outset, early viewing is essential.

Please call us on 01695 580801 today to arrange a convenient time to view this superb family home!

ACCOMMODATION

GROUND FLOOR

PORCH

Double glazed entrance doors provide access to the property.

ENTRANCE HALLWAY

Feature timber entrance door, stairs lead to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation, under stairs storage cupboard.

FRONT LOUNGE

12'8" x 11'11" plus bay (3.87 x 3.64 plus bay)

Situated at the front of the property with double glazed bow window, feature wall mounted fire, ceiling lighting, picture rail and coved ceiling.

REAR LOUNGE

15'6" x 11'9" (4.73 x 3.60)

A light and spacious room at the rear of the property with double glazed windows and door leading into the rear gardens, feature fire and fire place, ceiling lighting, picture rail, tv point and ceiling lighting.

BREAKFASTING KITCHEN

21'7" x 7'7" (6.59 x 2.32)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, tiling and timber effect flooring. ceiling lighting, space for table and chairs, double glazed windows to the side and rear aspect, door leading into the gardens, cooker point and plumbing for washing machine.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

12'0" & 10'6" (3.67 & 3.21)

Double glazed bay window to the front elevation, radiator panel & ceiling lighting. A range of fitted wardrobes with timber doors.

BEDROOM 2

12'4" x 10'6" (3.76 x 3.21)

Double glazed window to the rear elevation, radiator panel & ceiling lighting. A range of fitted wardrobes /storage cupboards with timber doors.

BEDROOM 3

11'8" x 7'5" (3.56 x 2.28)

Double glazed window to the side elevation, radiator panel & ceiling lighting. A range of fitted bedroom furniture with timber doors.

BEDROOM 4

7'5" x 7'5" plus bay (2.27 x 2.27 plus bay)

Double glazed bay window to the front elevation, radiator panel & ceiling lighting. Fitted wardrobes and overhead storage cupboards.

BATHROOM

Fitted with a two piece bathroom suite in white comprising; P shaped panelled shower bath with overhead shower, vanity wash basin tiled elevations, double glazed frosted bay window, heated towel rail and ceiling lighting.

WC

Low level wc, ceiling lighting and frosted window.

EXTERIOR

COUNCIL TAX

Sefton Council

Council Tax Band D

2024/2025 - £2,445.33 per annum

PARKING

A driveway leads from the front of the property and along the side of the main house. The driveway leads to a detached single garage with up and over door.

GARDENS

The property is situated on a large plot with well proportioned private gardens to the front and rear. The front gardens are wall and fence enclosed and mainly laid to lawn with well maintained ornamental flower, tree and shrub borders.

The rear gardens are particularly impressive, provide excellent outdoor living space and face in a sunny southerly direction. Directly behind the main accommodation sits a large paved patio/seating areas. The remainder of the gardens which are fence enclosed are mainly laid to lawn with well stocked mature ornamental flowers, trees and shrubs. A timber built storage shed is located behind the garage.

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.

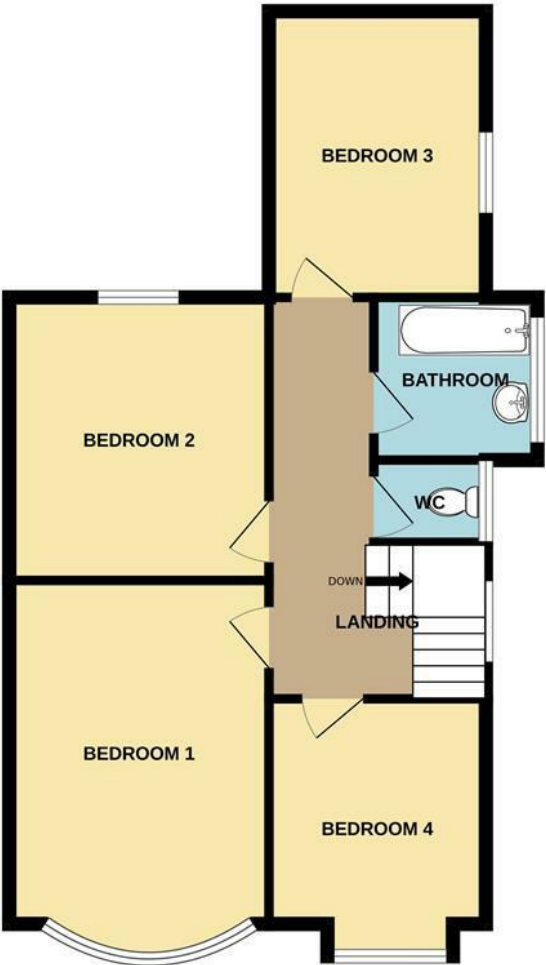
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 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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