



BRIGHOUSE  
WOLFF

**16 Moss View, Maghull, Merseyside L31 9PW**  
**Reduced To £220,000**



A 3 Bedroom semi-detached family home, which is set in a much sought after location at the head of a quiet cul-de-sac. In need of some updating as reflected in the price.

The property is located close to a variety of shops, restaurants, bistros and bars, whilst Maghull Railway Station, the nearby A59 and M58 provide direct transport access into Liverpool City Centre and beyond.

Further amenities within a short drive include but are not limited to; Ormskirk Hospital, Edge Hill University, Aintree retail/shopping parks and countryside walks.

Sitting on a corner plot with gardens to the front & rear, the main accommodation briefly comprises; Entrance porch, hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three Bedrooms, family bathroom suite and separate wc, whilst to the exterior of the property are private gardens to the front and rear.

Off road parking is provided by a driveway leading to a single garage, whilst further benefits include gas central heating & double glazing.

Due to its ideal location we envisage high levels of viewings and interest from the outset. Please therefore contact Brighouse Wolff today to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

Entrance door and windows leads into the hallway.

#### HALLWAY

Entrance door, stairs lead to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

#### LOUNGE

16'1" into bay x 11'3" (4.92 into bay x 3.45)

A light and spacious room at the front of the property with double glazed window to the front elevation, radiator panel, tv point. Open plan to the dining room/area.

#### DINING ROOM

10'10" x 8'3" (3.31 x 2.53)

Upvc double doors leading into the gardens, radiator panel & ceiling lighting.

#### FITTED KITCHEN

10'7" x 9'4" (3.23 x 2.87)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. ceiling lighting, gas hob, integrated oven, plumbing for washing machine and dishwasher, double glazed windows and glazed door.

#### FIRST FLOOR

##### STAIRS & LANDING

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

##### BEDROOM 1

15'8" into bay x 10'3" (4.80 into bay x 3.14)

Double glazed window to the front elevation, a range of fitted wardrobes, radiator panel & ceiling lighting.

## BEDROOM 2

10'5" x 9'6" (3.18 x 2.92)

Double glazed window to the rear elevation provides an elevated view over the gardens, radiator panel & ceiling lighting.

## BEDROOM 3

8'3" x 6'11" (2.54 x 2.11)

Double glazed window to the front elevation & ceiling lighting.

## BATHROOM

Fitted with a modern white suite comprising; panelled bath with overhead shower and shower screen, vanity wash basin with unit below, tiled elevations, double glazed frosted window and airing/linen cupboard.

## WC

Low level wc, double glazed frosted window, ceiling lighting.

## EXTERIOR

### FRONT

The property is situated on a corner plot with gardens to the front and rear.

The front has pleasant enclosed garden area with well stocked flower and shrub borders, whilst a flagged drive leads to a brick built single garage.

### REAR

The rear gardens provide excellent private outdoor living space. Directly behind the main accommodation are flagged patio/seating areas, whilst the remainder of the gardens are mainly laid to lawn and fence/hedge enclosed.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

Sefton Council 2025/26

Band: C

Charge: £2,288.04

## CONSTRUCTION

Traditional Brick with a pitched roof.

## MOBILE & BROADBAND

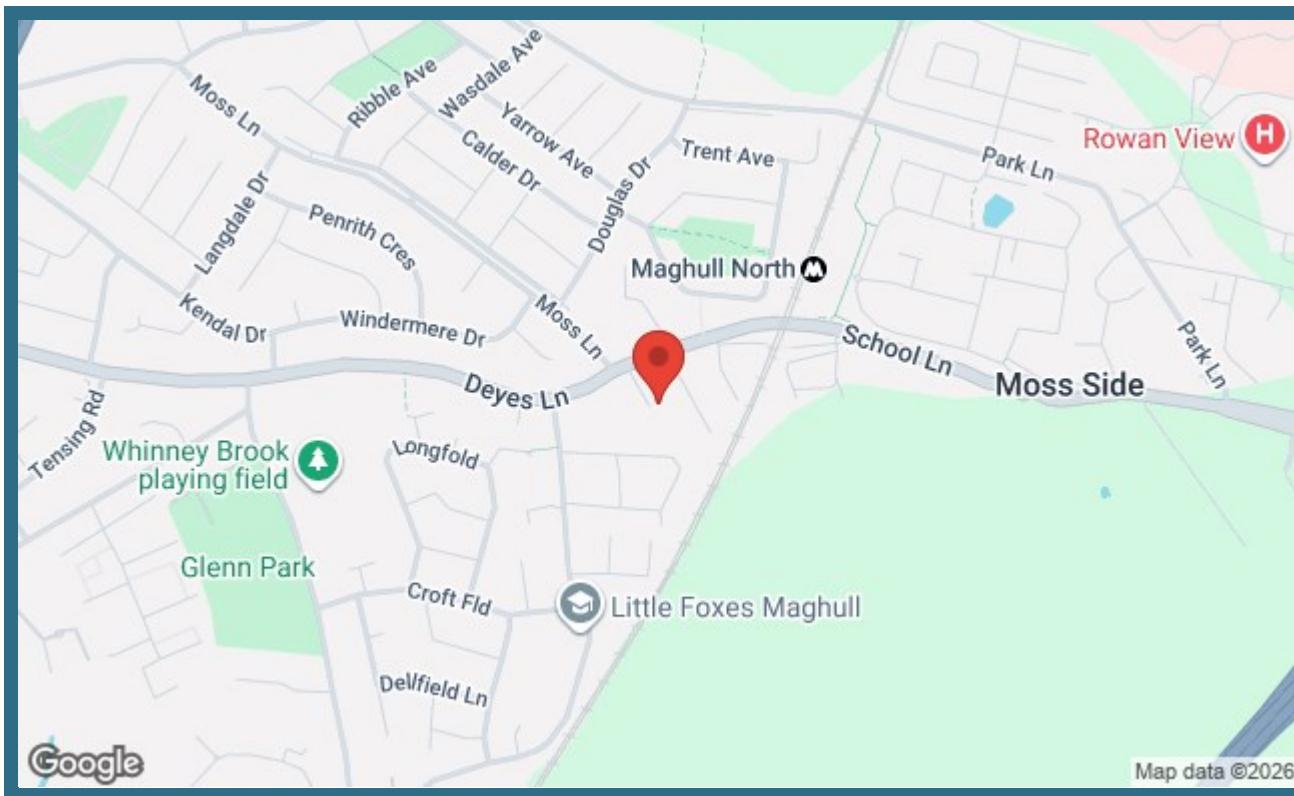
Mobile Signal: Variable indoor - Good Outdoor.

Broadband: Ultrafast Highest available download speed: 1800 Mbps

Highest available upload speed: 220 Mbps

Information from Ofcom website

## VIEWING BY APPOINTMENT



### Important Information

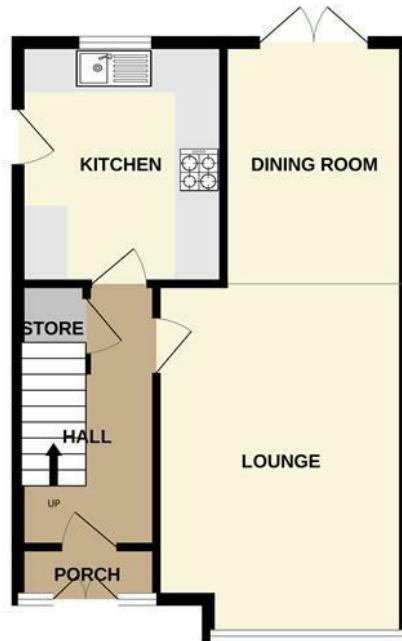
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

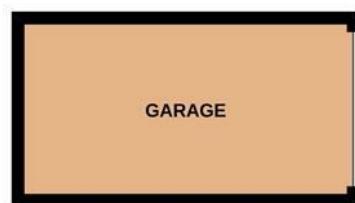
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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, fittings and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	78	
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

