



ALASTAIR SAVILLE
ESTATE AGENTS

Broadwood Avenue, Maghull

£285,000

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- Extended Semi Detached House
- Four Good Sized Bedrooms
- Three Reception Rooms
- Beautiful Enclosed Large Gardens
- EPC Rating- Pending
- Ideal Family Home
- Large Kitchen/ Diner
- Ground Floor Shower Room And First Floor Bathroom
- Driveway And Garage
- Council Tax Band- D



EXTENDED SEMI DETACHED FAMILY RESIDENCE IN SOUGHT AFTER LOCATION, LARGE KITCHEN/DINER OPENING ONTO A LIVING ROOM TO THE REAR OF THE PROPERTY, SEPERATE LOUNGE, MORNING ROOM, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM, FOUR GOOD SIZED BEDROOMS, BEAUTIFUL ENCLOSED LARGE GARDENS, GARAGE AND DRIVEWAY. NO ONWARD CHAIN. VIEWING A MUST!

This semi detached family home is a credit to the current owners who have owned the house for a number of years and have extended the accommodation as their family grew to make a spacious, versatile home. The accommodation is well presented throughout and boasts a lot more accommodation than the front of the property suggests. Comprising entrance porch, hallway, lounge, living room opening onto kitchen/ diner, mo are



35 Broadwood Avenue, L31 7BR

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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