



AJ & S FAIRBAIRN
ESTATE AGENTS

Windle Ash, Maghull

£255,000

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- Semi Detached True Bungalow
- Beautifully Presented Throughout
- New Kitchen And Wet Room 6 Years Ago
- Two Double Bedrooms
- Enclosed Gardens
- Driveway And Carport
- Viewing Essential
- EPC Rating- D
- Council Tax Band- C





Ground Floor approx area - 64.4m²
8 Windle Ash, L31 8DU

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 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.

SEMI DETACHED TRUE BUNGALOW SET ON THE SOUGHT AFTER GREEN PARK ESTATE, COMPLETELY RENOVATED SIX YEARS AGO, TWO DOUBLE BEDROOMS, REFITTED KITCHEN, MODERN WET ROOM, ENCLOSED GARDENS, DRIVEWAY AND CAR PORT. VIEWING A MUST!

This semi detached bungalow is situated on the popular Green Park Estate in Windle Ash. The property was the subject of a full renovation six years ago and would make a great home for any buyer wanting to move straight in without doing a thing. The accommodation comprises entrance hallway, modern kitchen, lounge, inner hallway, two double bedrooms and a wet room. Externally there are lawned gardens to the front and a driveway giving access to the car port. The main gardens lie to the rear and are enclosed with a patio area and lawns. This is one that must be viewed to be fully appreciated- be quick!

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	56	
(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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