



KENDAL DRIVE



ALASTAIR SAVILLE
ESTATE AGENTS

Kendal Drive, Maghull

£245,000

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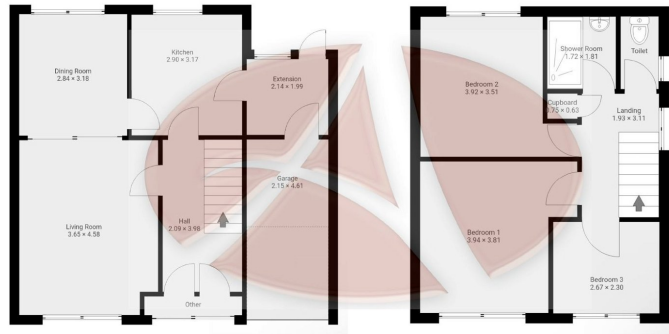


- Semi Detached Family Home
- Three Good Sized Bedrooms
- Two Reception Rooms
- Kitchen And Utility Room
- Enclosed Gardens
- Driveway And Garage
- Popular Lakes Estate Location
- No Onward Chain
- EPC Rating- D
- Council Tax Band- C



SEMI DETACHED FAMILY HOME, THREE GOOD SIZED BEDROOMS, TWO RECEPTION ROOMS, KITCHEN AND UTILITY ROOM, ENCLOSED GARDENS, DRIVEWAY AND GARAGE. POPULAR LAKES ESTATE LOCATION, CLOSE TO LOCAL AMENITIES. BE QUICK!

This semi detached house has been in the same ownership for a number of years and has been a fantastic family home. The property enjoys spacious accommodation throughout. Comprising entrance porch, hallway, lounge, dining room, kitchen, utility room and integral garage to the ground floor. To the first floor are three good sized bedrooms, shower room and separate WC. Externally there is a driveway with a garden area to the front and enclosed rear gardens that enjoy a patio area as well as lawns with an array of mature shrubs. This is a rare opportunity and we would strongly recommend an early view



Ground Floor approx area - 58.4m² 1st Floor approx area - 42.2m²

39 Kendal Drive, L31 9AX

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 |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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