



ALAN J. SAVILLE
Estate Agents

Trent Avenue, Maghull L31 9DE

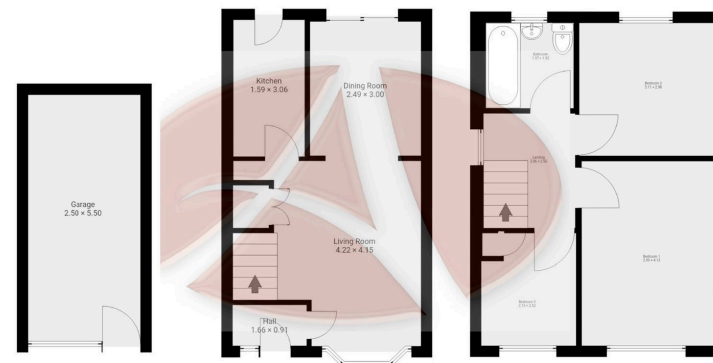
£197,995

3 1 1



- Semi Detached House
- Three Bedrooms
- Enclosed Rear Gardens
- Well Presented Throughout
- EPC Rating- D
- Sought After Location
- Two Reception Rooms
- Garage And Driveway
- Viewing Essential
- Council Tax Band- C





Total Floor area 89.1m²

48 Trent Avenue, L31 9DE

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.

WELL PRESENTED SEMI DETACHED HOUSE, IDEAL FAMILY HOME, BLANK CANVAS FOR ANYONE WANTING TO MAKE A PROPERTY THEIR OWN, THREE BEDROOMS, TWO RECEPTION ROOMS, KITCHEN, ENCLOSED LOW MAINTENANCE GARDENS, DRIVEWAY AND DETACHED GARAGE. CLOSE TO LOCAL AMENITIES. BE QUICK!

This semi detached house would make a superb family home for any buyer wanting a blank canvas to make a property their own. Offering versatile, spacious accommodation throughout, the property is ideally located for local transport links and schools. The accommodation comprises entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three good sized bedrooms and the family bathroom. Externally there are gardens to both the front and rear and a driveway offering parking for a number of cars leading to a detached garage. One not to be missed and be quick!

Alastair Saville Estate Agents

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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	