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ESTATE AGENTS

# Greenbank Avenue, Maghull

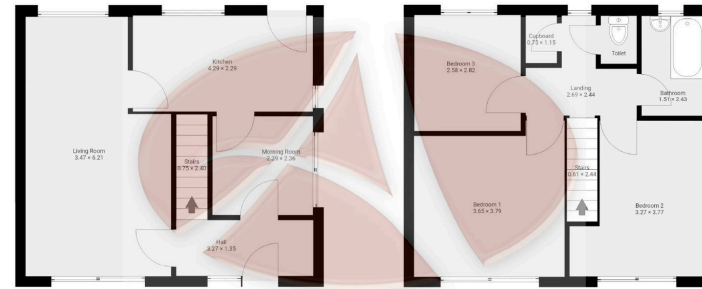
£155,000

3 1 2



- Semi Detached Family Home • Three Bedrooms
- Two Reception Rooms • Large Kitchen
- Off Road Parking • Enclosed Lawned Gardens To The Rear
- Backing Onto The Canal • In Need Of Some Updating
- EPC Rating- C • Council Tax Band- C





Ground floor area 40.8m<sup>2</sup>

1st Floor area 40.7m<sup>2</sup>

36 Greenbank Avenue, L31 2JQ

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.

THREE BEDROOM SEMI DETACHED, NOT OVERLOOKED TO THE REAR, THREE BEDROOMS, TWO RECEPTION ROOMS, LARGE KITCHEN, IN NEED OF SOME UPDATING, ENCLOSED GARDENS TO THE REAR BACKING ONTO THE CANAL, OFF ROAD PARKING, NO ONWARD CHAIN. Alastair Saville are pleased to present to the market this three bedroom, semi detached family home situated in a popular residential area and close to all local amenities, including local shops, schools and transport links. The accommodation briefly comprises entrance hallway, lounge/dining room, kitchen and morning room to the ground floor. Whilst to the first floor there are three bedrooms, bathroom and separate WC. The property further benefits from gas central heating and double glazing. Externally the property enjoys off road parking to the front and a lawned garden. To the rear are enclosed lawned gardens which back onto the canal. The property is in need of some updating throughout and we would recommend an early viewing to avoid disappointment.

Alastair Saville Estate Agents

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