



ALAN TAYLOR SAVILLE  
Estate Agents



## 12 Burgess Gardens, Maghull

£150,000

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- Beautifully Presented Ground Floor Apartment
- One Large Double Bedroom
- Large Gardens To The Side And Rear
- Ideal Downsize/ First Time Buy
- EPC Rating- C
- Spacious, Light Accommodation Throughout
- Modern Kitchen And Shower Room
- Close To Maghull Square And The Canal
- Viewing Essential
- Council Tax Band- A



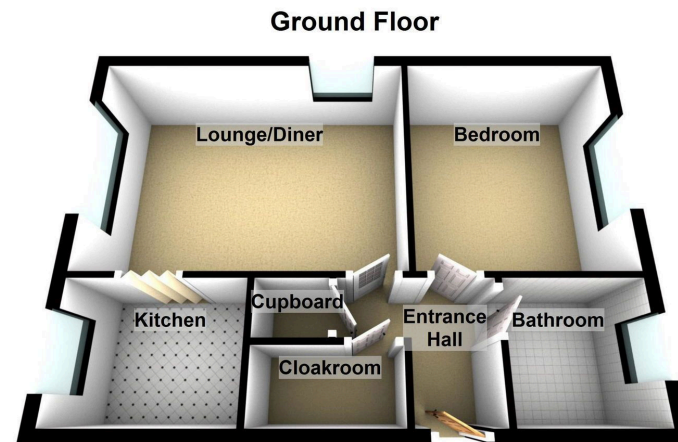
BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT IN TUCKED AWAY LOCATION, SPACIOUS ACCOMMODATION, ONE DOUBLE BEDROOM, MODERN KITCHEN AND SHOWER ROOM, MUCH LARGER THAN EXPECTED GARDENS TO THE REAR AND SIDE. PERFECT DOWNSIZE/ FIRST TIME BUY. VIEWING ESSENTIAL TO FULLY APPRECIATE EVERYTHING ON OFFER.

This ground floor spacious apartment is a credit to the current vendor with beautifully presented accommodation throughout. Enjoying a tucked away location, close to Maghull Square and the canal. The accommodation comprises communal entrance, entrance hallway with two large walk in cupboards, dual aspect living room, modern kitchen, a large double bedroom and a modern shower room. Externally the property enjoys gardens to both the rear and side and these are much larger than would normally be expected with an apartment. This really is a property that must be viewed to be fully appreciated- be quick!









The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

