















- Semi Detached Family Home
  Well Presented Throughout In Sought After Location
- Three Good Sized Bedrooms Large Kitchen/ Breakfast Room
- Living And Dining Room
  Modern Bathroom And Separate WC
- Enclosed Gardens, Driveway
  Viewing Essential And Integral Garage
- EPC Rating- Pending Council Tax Band- C











Ground Floor area 56.2m2

**Energy Efficiency Rating** 

1st Floor area 42.4m2

Current

2002/91/EC

Potential

## 11 Hodder Avenue, L31 9PQ

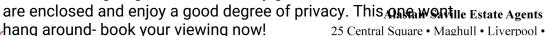
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SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION. BEAUTIFULLY PRESENTED THROUGHOUT, TWO RECEPTION ROOMS, LARGE KITCHEN/ BREAKFAST ROOM, THREE GOOD SIZED BEDROOMS. LOVELY ENCLOSED REAR GARDENS. DRIVEWAY AND INTEGRAL GARAGE, NO ONWARD CHAIN. VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT.

This semi detached family home sits in the popular location of Hodder Avenue in Maghull. The property benefits from spacious light accommodation ideal for a family buyer or first time buyer. The accommodation comprises entrance porch, hallway, living room, dining room and large kitchen/ breakfast room to the ground floor. To the first floor are three good sized bedrooms, the modern bathroom and separate WC. Externally there is a paved driveway providing off road parking and giving access to the garage as well as lovely gardens to the rear which

Very energy efficient - lower running costs (92 plus) 87 (69-80)(55-68)(39-54)(21-38)Not energy efficient - higher running costs **EU Directive England & Wales** 



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