



FOR SALE
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ALASTAIR SAVILLE
ESTATE AGENTS

Hodder Avenue, Maghull L31 9PQ

£250,000

3 1 2



- 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

1st Floor area 42.4m²

11 Hodder Avenue, L31 9PQ

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.

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 are enclosed and enjoy a good degree of privacy. This one won't hang around- book your viewing now!

