



ALASTAIR SAVILLE
ESTATE AGENTS

Molyneux Road, Maghull

£345,000

🛏 4 🍳 2 🛋 2



SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION IN MAGHULL, FOUR GOOD SIZED BEDROOMS, TWO LARGE RECEPTION ROOMS, WELL PRESENTED THROUGHOUT, DOWNSTAIRS WC/ UTILITY, INTEGRAL GARAGE, BEAUTIFUL EXPANSIVE REAR GARDENS, DRIVEWAY ALLOWING FOR PARKING FOR A NUMBER OF CARS- VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT.

This beautifully presented home offers spacious, versatile accommodation which is perfect for a growing family. Situated in the ever popular location of Molyneux Road, the property enjoys being close to Maghull train station, local amenities and Summerhill Primary school. The accommodation comprises entrance porch, hallway, large dining room with Bay window to the front, large living room with French doors leading out to the beautiful rear gardens, kitchen/breakfast room, WC/utility and an integral garage to the ground floor. To the first floor are four great sized bedrooms, the family bathroom and a separate WC. Externally there is a block paved driveway that provides off road parking for a number of cars to the front and the previously mentioned rear gardens. These gardens are a gardeners haven with expansive lawns, mature colourful shrub and flower borders, patio areas and privacy. All in all this is a great family home and we would strongly recommend an early viewing to avoid the disappointment of missing out on such a great property.

Entrance Porch

Double glazed Upvc entrance door with double glazed Upvc windows to the front and sides. Tiled flooring. Further double glazed Upvc door with double glazed Upvc side panels to either side leads into

Hallway

Staircase leading to the first floor landing. Under stairs cupboard. Parquet flooring. Dado rails. Radiator. Doors off to various rooms.

Dining Room

Double glazed Upvc Bay window to the front. Gas fire with tiled surround, hearth and mantle. Radiator.





- Semi Detached Family Home • Four Bedrooms
- Two Large Reception Rooms • Well Presented Throughout
- Downstairs WC/ Utility
- Amazing Rear Gardens With Expansive Lawns
- Driveway And Garage
- Viewing Essential
- EPC Rating- Pending
- Council Tax Band- D

