



ALASTAIR SAVILLE

ESTATE AGENTS

Gatley Drive, Maghull, L31 3DH

£335,000

3 1 3



- Three Bedroom Semi Detached Property
- Two Lounges plus Dining Room
- Utility Room
- Driveway
- EPC C
- Stunning South Facing Rear Garden with Canal Views
- Spacious Kitchen and Bathroom
- Separate W/c
- No Chain
- Council Tax Band D





Ground Floor area 70.45m²

1st Floor Area 43.63m²

1 Gateley Drive, L31 3DH

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 be used for guidance purposes 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.

SOUTH FACING REAR GARDEN WITH STUNNING VIEWS OF THE CANAL AT THE BOTTOM OF THE GARDEN, Welcome to Gatley Drive! Its rare that when selling a property, we talk about outside first, but this one is all about the plot and the location. plus to the side you have enough room to build a generous side extension if required, plus the possibility of going above the garage. Then the fabulous south west facing rear garden is finished by the Leeds & Liverpool canal, the perfect spot for a stunning family home.

The accommodation comprises hallway, Front and Rear Lounge, Dining Room Leading to the Kitchen, Utility Space Leading to W/C. To the First Floor and good size bathroom plus three bedrooms. Outside there is a stunning south facing rear garden, the stunning mature gardens wrap round the whole property also providing a degree of privacy, gated access to the side and rear garden. Being Sold with NO CHAIN.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	82
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	