



Ian Crane Estate Agents

## Eastway, Maghull, L31 6BS



**£210,000** (Subject to contract)

Ian Crane Estate Agents are delighted to offer for sale a spacious link semi detached house that has already been extended and that also offers excellent potential for further improvement. Benefits include gas central heating, double glazing, southerly facing rear garden and the accommodation briefly comprises porch, entrance hall, living room with feature fire, double sliding doors to rear dining room, kitchen with fitted units, separate utility room with access to the garage and rear garden. To the first floor there are four bedrooms (two with recess cupboards), bathroom with corner bath and a separate w.c. There is a driveway with parking for car leading to garage, lawned rear garden with patio area and shed.

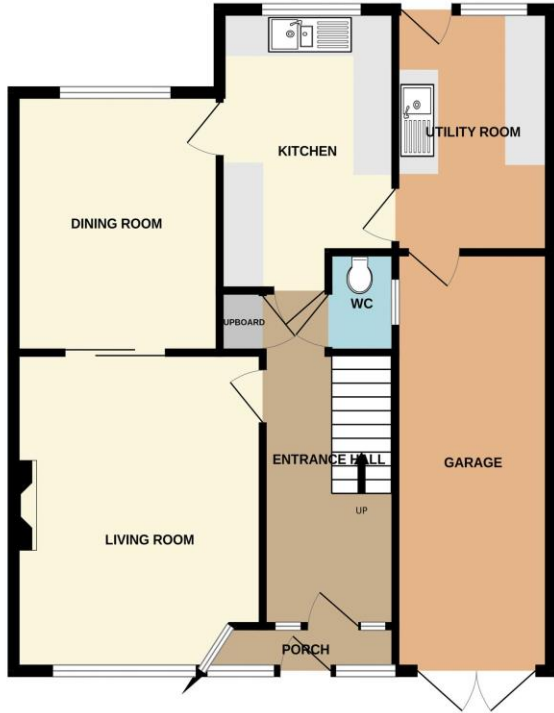


<b>Location:</b>	the property is located on Eastway between the junctions of Tensing Road and where Eastway joins Deyes Lane
<b>Porch</b>	tiled floor, double glazed windows and door
<b>Entrance hall</b>	tiled floor, under stairs cupboard, storage cupboard, radiator
<b>Living room</b>	<b>15' 2" x 12' 4" (4.62m x 3.76m)</b> feature fireplace, radiator, double glazed window, sliding doors to:
<b>Dining room</b>	<b>12' 5" x 10' 2" (3.78m x 3.10m)</b> radiator, double glazed window
<b>Kitchen/breakfast room</b>	<b>12' 4" x 8' 1" (3.77m x 2.46m)</b> inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, breakfast bar, wall units, space for cooker, plumbing for dishwasher, double glazed window
<b>Utility room</b>	<b>11' 7" x 7' 0" (3.53m x 2.13m)</b> inset stainless steel sink unit with drainer, base units with worktop surfaces over, plumbing for washing machine and dryer, door to garage, double glazed window, double glazed door to rear garden
<b>First floor landing</b>	access to loft, double glazed window
<b>Front bedroom 1</b>	<b>14' 6" x 11' 1" (4.43m x 3.38m)</b> recess cupboard, radiator, double glazed window
<b>Rear bedroom 2</b>	<b>11' 11" x 11' 1" (3.63m x 3.39m)</b> recess wardrobe, radiator, double glazed window
<b>Front bedroom 3</b>	<b>9' 5" x 7' 4" (2.86m x 2.24m)</b> Worcester gas central heating boiler, radiator, double glazed window
<b>Side bedroom 4</b>	<b>17' 7" x 7' 0" (5.35m x 2.14m)</b> radiator, double glazed windows to front and rear
<b>Bathroom</b>	corner bath with mixer tap over, wash hand basin in vanity unit, tiled walls, tiled floor, double glazed window
<b>Separate w.c.</b>	low level w.c, double glazed window
<b>Outside</b>	driveway with parking for car leading to garage, lawned rear garden with patio area, well stocked herbaceous areas and shed
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band D
<b>Tenure</b>	Freehold

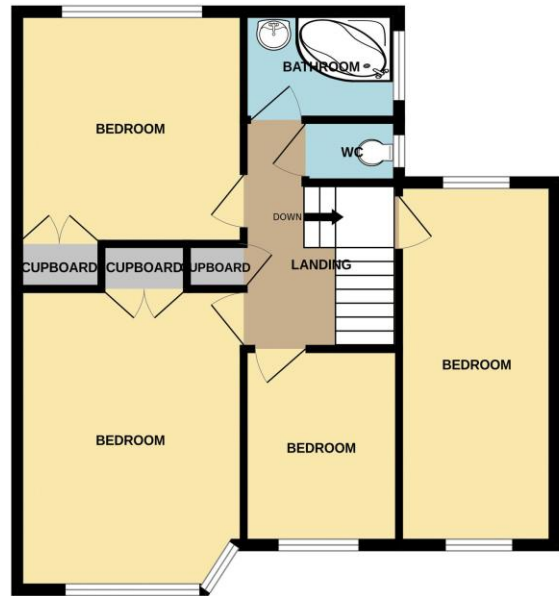
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.

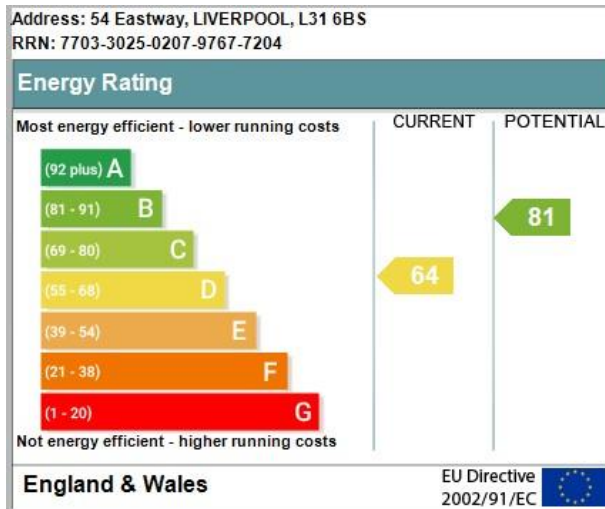


1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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