



Ian Crane Estate Agents

Avondale Avenue, Maghull, L31 7AA



£315,000 (Subject to contract)

An excellent opportunity for a buyer to purchase and improve an extended semi detached house that is located in a hugely sought after residential road in Maghull with the benefit of a Southerly facing rear garden that is not overlooked. Great potential for further improvements, the property has been extended to the rear and to the first floor to create a spacious family home that is close to well regarded local schools. The accommodation briefly comprises porch, entrance hall, front living room with feature fireplace, separate rear family room with french door to rear garden, sitting room/breakfast room, kitchen/diner with french doors to rear garden, utility room and cloakroom. To the first floor there are four bedrooms (two with fitted wardrobes) and a bathroom with bath and separate shower cubicle. Driveway with parking for cars leading to garage, southerly facing rear garden with small patio area and well established borders.



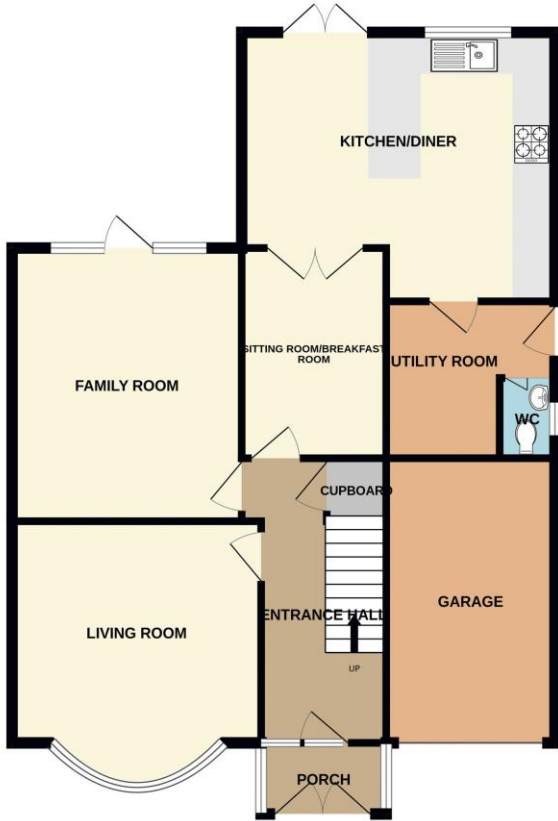
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Location:	Avondale Avenue is a popular residential cul de sac located off Liverpool Road South in Maghull
Porch	tiled floor
Entrance hall	under stairs cupboard, radiator
Living room	11' 0" plus bay x 12' 11" (3.36m plus bay x 3.93m) feature fireplace with gas fire, radiator, bay window
Family room	14' 0" x 11' 11" (4.26m x 3.63m) feature fireplace with gas fire, radiator, door to rear garden
Sitting room/breakfast room	10' 10" x 7' 6" (3.29m x 2.28m) radiator, double doors to:
Kitchen/diner	13' 9" x 16' 4" (4.20m x 4.97m) inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, wall units including display cabinets and shelving, gas hob, double oven, tiled floor, radiator, french doors to rear garden, double glazed rear window
Utility room	tiled floor, radiator, door to side
WC	low level w.c, wash hand basin, double glazed window
First floor landing	
Front bedroom 1	11' 5" x 11' 11" (3.48m x 3.63m) fitted wardrobes, radiator, bay window
Rear bedroom 2	13' 11" x 11' 11" (4.25m x 3.63m) fitted wardrobes, radiator, double glazed window
Front bedroom 3	8' 4" x 7' 6" (2.53m x 2.28m) radiator,
Side bedroom 4	12' 6" x 8' 2" (3.80m x 2.49m) radiator, double glazed windows to front and rear
Bathroom	white suite comprising panelled bath, separate shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed window
Outside	driveway with parking for car leading to garage, rear garden that is southerly facing and not overlooked to the rear with lawn and small patio area
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band D
Tenure	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
928 sq.ft. (86.3 sq.m.) approx.

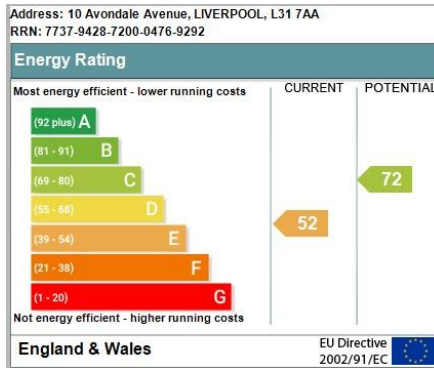


1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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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