



Ian Crane Estate Agents

Gainsborough Avenue, Maghull, L31 7AZ



£245,000 (Subject to contract)

A property that will be popular among those looking for a house that can be improved further that is situated in a highly sought after tree lined residential avenue in Maghull. The property has already been previously extended but offers excellent potential being located on a larger than average plot with a large rear garden. The accommodation includes gas central heating, double glazing (except one small window in the w.c.) and briefly comprises open porch, entrance hall, living room with feature fire, separate family room that opens to dining area with patio door to the rear garden, kitchen/breakfast room with fitted units including oven, hob and french doors to the rear garden. To the first floor there are three bedrooms (one with fitted wardrobes) a bathroom with white suite including electric shower over the bath and a separate w.c. Driveway with parking for cars, lawned front garden, side access to the large rear garden with lawn, patio area and a garage. There is also no chain involved.



Location:	Gainsborough Avenue is a popular tree lined avenue located between Liverpool Road South and Old Racecourse Road in Maghull
Open porch	
Entrance hall	under stairs cupboard, laminate floor covering, radiator
Living room	13' 2" maximum x 12' 0" (4.01m maximum x 3.67m) feature fireplace, laminate floor covering, radiator, double glazed window
Family room	12' 3" x 10' 11" (3.74m x 3.33m) feature fireplace, radiator, opening to:
Dining area	7' 8" x 9' 11" (2.33m x 3.03m) double glazed patio door to rear garden
Kitchen/breakfast room	18' 1" x 7' 10" (5.51m x 2.39m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units including corner display and glass display cabinets, Logic electric hob, Beko double oven, plumbing for washing machine, laminate floor covering, radiator, double glazed window, double glazed french doors to rear garden
First floor landing	access to loft, radiator, double glazed window
Front bedroom 1	14' 6" maximum x 11' 0" (4.43m maximum x 3.35m) radiator, double glazed window
Rear bedroom 2	11' 5" x 11' 0" (3.48m x 3.36m) fitted wardrobes with mirror doors, radiator, double glazed window
Front bedroom 3	7' 10" x 8' 2" (2.40m x 2.50m) laminate floor covering, radiator, double glazed window
Bathroom	white suite comprising bath with Mira electric shower over, pedestal wash hand basin, tiled walls, storage cupboard housing gas central heating boiler, heated towel rail, double glazed window
Separate w.c.	low level w.c,
Outside	to the front there is a driveway with parking for cars, lawned front garden with borders for planting, side access to the large rear garden that is lawned with well established borders, patio area and a garage
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
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
Made with Metropix ©2023

Address: 86 Gainsborough Avenue, LIVERPOOL, L31 7AZ
 RRN: 2109-3030-3201-9257-4204

Energy Rating					
Most energy efficient - lower running costs	POTENTIAL				
(92 plus) A	<table border="1"> <thead> <tr> <th>CURRENT</th> <th>POTENTIAL</th> </tr> </thead> <tbody> <tr> <td>68</td> <td>82</td> </tr> </tbody> </table>	CURRENT	POTENTIAL	68	82
CURRENT		POTENTIAL			
68		82			
(81 - 91) B					
(69 - 80) C					
(55 - 68) D					
(39 - 54) E					
(21 - 38) F					
(1 - 20) G					
Not energy efficient - higher running costs					

England & Wales EU Directive 2002/91/EC



Ian Crane Estate Agents

