



Ian Crane Estate Agents

Hodder Avenue, Maghull, L31 9PQ



£269,750 (Subject to contract)

An extended semi detached house that offers the new owners some scope for improvements even though the property is well presented and and is more than ready to moved straight into. Located on the popular Rivers development in Maghull close to well regarded local junior and high schools, the property is an ideal family home, with versatile reception rooms and the four bedrooms. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace and sliding doors to the rear dining room, kitchen with fitted units, a separate breakfast room with french doors to the rear garden and a ground floor shower room. To the first floor there are four bedrooms and a bathroom with white suite. Driveway with parking for cars leading to the garage, lawned front garden with borders and a lawned and fenced rear garden with paved patio area, shed and well established borders. There is also no chain involved.



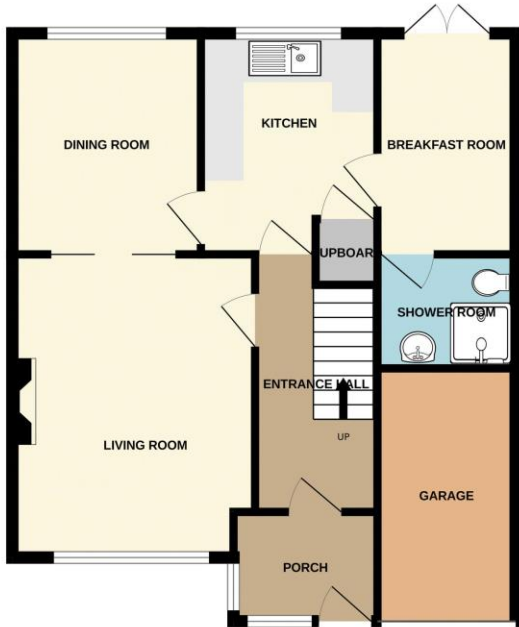
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Location:	Hodder Avenue is on the popular Rivers development in Maghull and is between Duddon Avenue and Douglas Drive which are both off Moss Lane
Porch	laminated floor covering, double glazed windows and door
Entrance hall	under stairs storage cupboard, radiator
Living room	14' 4" x 11' 7" (4.38m x 3.52m) feature fireplace with gas fire, radiator, double glazed window, sliding doors to:
Dining room	10' 5" x 8' 11" (3.18m x 2.73m) radiator, double glazed window
Kitchen	10' 5" x 8' 5" (3.18m x 2.56m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, plumbing for dishwasher, space for cooker, under stairs cupboard, radiator, double glazed window
Breakfast room	9' 11" x 6' 8" (3.03m x 2.02m) laminated floor covering, radiator, double glazed french doors to rear garden, door to:
Shower room	shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, radiator
First floor landing	access to loft, storage cupboard
Front bedroom 1	13' 5" x 10' 7" (4.10m x 3.23m) radiator, double glazed window
Rear bedroom 2	11' 7" x 9' 0" (3.54m x 2.75m) radiator, double glazed window
Front bedroom 3	10' 4" x 7' 0" (3.15m x 2.14m) cupboard housing Worcester gas central heating boiler, radiator, double glazed window
Front bedroom 4	14' 10" x 6' 7" (4.52m x 2.00m) radiator, double glazed window, door to:
Wardrobe	3' 4" x 6' 8" (1.02m x 2.02m) double glazed window
Bathroom	white suite comprising panelled p-shaped bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, radiator, two double glazed windows
Outside	driveway with parking for car leading to garage, lawned front garden with borders for planting, lawned and fenced rear garden with paved patio area, shed and established borders
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
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
631 sq.ft. (58.6 sq.m.) approx.

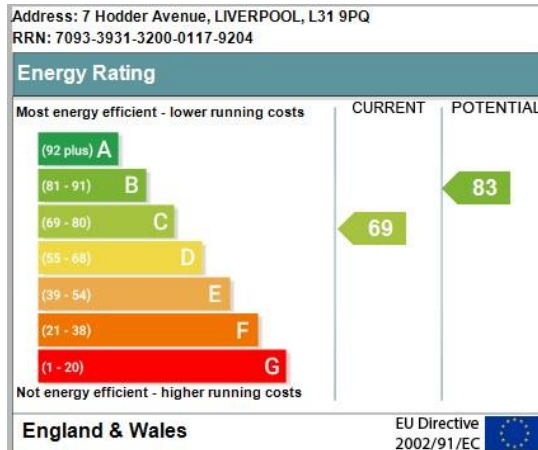


1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 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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