

## 7 Hodder Avenue, Maghull, L31 9PQ



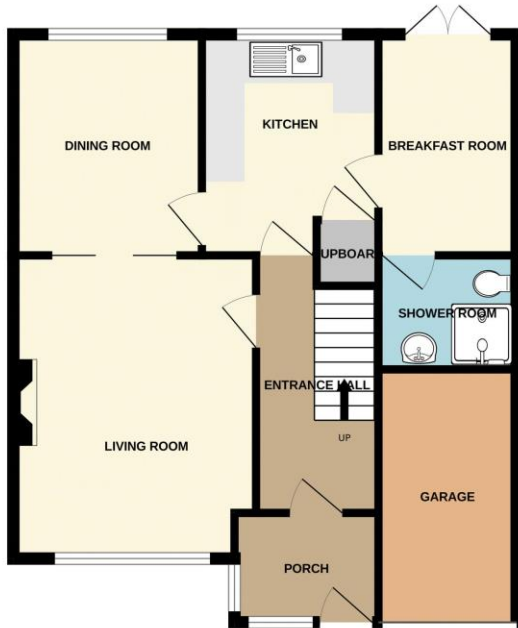
**£254,500** (Subject to contract)

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.

<b>Location:</b>	Hodder Avenue is on the popular Rivers development in Maghull and is between Duddon Avenue and Douglas Drive which are both off Moss Lane
<b>Porch</b>	laminated floor covering, double glazed windows and door
<b>Entrance hall</b>	under stairs storage cupboard, radiator
<b>Living room</b>	14' 4" x 11' 7" (4.38m x 3.52m) feature fireplace with gas fire, radiator, double glazed window, sliding doors to:
<b>Dining room</b>	10' 5" x 8' 11" (3.18m x 2.73m) radiator, double glazed window
<b>Kitchen</b>	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
<b>Breakfast room</b>	9' 11" x 6' 8" (3.03m x 2.02m) laminated floor covering, radiator, double glazed french doors to rear garden, door to:
<b>Shower room</b>	shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, radiator
<b>First floor landing</b>	access to loft, storage cupboard
<b>Front bedroom 1</b>	13' 5" x 10' 7" (4.10m x 3.23m) radiator, double glazed window
<b>Rear bedroom 2</b>	11' 7" x 9' 0" (3.54m x 2.75m) radiator, double glazed window
<b>Front bedroom 3</b>	10' 4" x 7' 0" (3.15m x 2.14m) cupboard housing Worcester gas central heating boiler, radiator, double glazed window
<b>Front bedroom 4</b>	14' 10" x 6' 7" (4.52m x 2.00m) radiator, double glazed window, door to:
<b>Wardrobe</b>	3' 4" x 6' 8" (1.02m x 2.02m) double glazed window
<b>Bathroom</b>	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
<b>Outside</b>	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
<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 C
<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  
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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