



Ian Crane Estate Agents

Sefton Drive, Maghull, L31 8AQ



£295,000 (Subject to contract)

A semi detached house that has been extended to the rear, has a large southwesterly facing rear garden and is located on a cul de sac on the outskirts of Maghull close to the rural areas of Sefton and Lunt. The accommodation is immaculately presented throughout and is ready for buyers to move straight into. Including gas central heating, double glazing and briefly comprises porch, entrance hall, fitted cloakroom, family room/dining room with feature fireplace and study area with french doors leading to the playroom/garden room with bi-fold doors to the rear garden. There is also a modern fitted kitchen with integrated appliances and a utility room to the ground floor. To the first floor there are three bedrooms (main bedroom with fitted wardrobes) and a contemporary bathroom with white suite including shower over the bath. Outside there is a driveway with parking for cars, side access leading to rear garage and the feature garden that is larger than average with lawned areas, patio area and a large variety of stocked herbaceous areas.



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Location:	Sefton Drive is a in and out cul de sac located off Sefton Lane between Maghull and Sefton Village
Porch	tiled floor, double glazed windows and door
Entrance hall	laminated floor covering, storage cupboard, radiator
Cloakroom	low level w.c, wash hand basin, tiled walls, double glazed window
Family room / dining room	19' 5" maximum x 20' 9" maximum (5.91m maximum x 6.33m maximum) feature fireplace, laminated floor covering, two radiators, double glazed window, double glazed french doors to:
Playroom / garden room	11' 3" x 10' 1" (3.43m x 3.08m) laminated floor covering, radiator, double glazed windows and bi-fold doors to rear garden
Kitchen	9' 7" x 9' 5" (2.93m x 2.88m) inset sink unit with drainer, base and drawer units with butchers block worktop surfaces over, matching wall units, midway tiling, integrated gas hob, electric oven, fridge/freezer, tiled floor, Vaillant gas central heating boiler, double glazed window
Utility room	tiled floor, plumbing for washing machine, fitted shelving, radiator, double glazed window
First floor landing	access to loft, double glazed window
Rear bedroom 1	12' 4" x 10' 6" (3.75m x 3.21m) fitted wardrobes, radiator, double glazed window
Front bedroom 2	9' 9" x 10' 6" (2.98m x 3.20m) radiator, double glazed window
Rear bedroom 3	8' 2" x 9' 8" (2.50m x 2.95m) radiator, double glazed window
Bathroom	white suite comprising panelled p-shaped bath with mixer tap and mixer shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Outside	block paved driveway with parking for cars leading to gates at the side, leading to a rear driveway and garage. The rear garden is a feature of the property, being southwesterly facing and larger than average with a lawned area, patio area, well stocked herbaceous areas with a variety of trees, shrubs and plants
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
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.

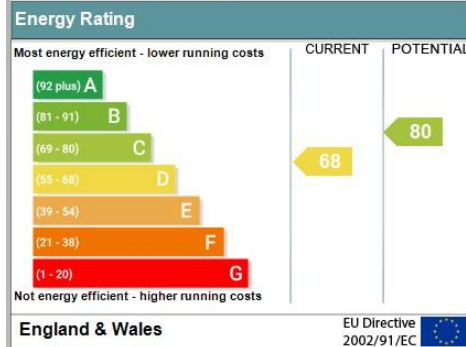


TOTAL FLOOR AREA : 1184 sq.ft. (110.0 sq.m.) approx.

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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