

128 Goldcrest Road, Maghull, L31 1LT



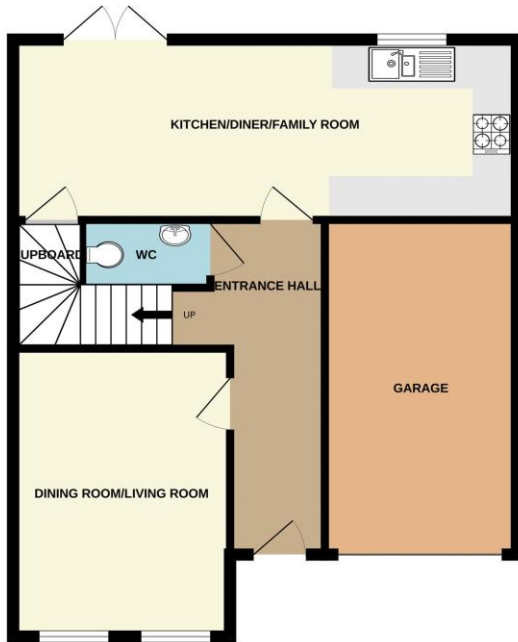
£319,950 (Subject to contract)

Ian Crane Estate Agents are pleased to offer for sale this immaculately presented and recently built detached family home, close to Maghull North Railway Station and overlooking a natural pond and small woods ideal for homeowners with dogs. Ready for buyers to move straight into, the accommodation is tastefully decorated, includes all modern features expected including gas central heating, double glazing and briefly comprises entrance hallway, fitted cloakroom, front reception room (currently used as dining room but could be a living room) and a full width kitchen/dining/family Room with fitted units including integrated appliances and French doors to the rear garden. To the first floor the main bedroom has an en suite shower room, there are three further bedrooms and a bathroom with white suite. Driveway with parking for cars leading to garage, side access to the enclosed rear garden with lawn, patio area and borders for planting.

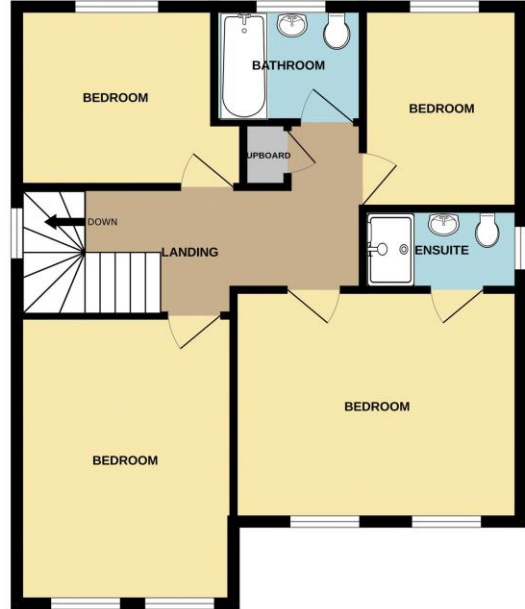
Location:	the property overlooks the small woods and pond which are ideal for dog walking, on Goldcrest Road which is on the recently built development forming part of the new Maghull North Railway Station
Entrance hall	lamine floor covering, radiator
Cloakroom	low level w.c, wash hand basin, laminate floor covering, radiator
Dining room/ Living room	13' 11" x 10' 4" (4.25m x 3.16m) laminate floor covering, radiator, two double glazed windows
Kitchen/diner/family room	8' 8" x 24' 1" (2.65m x 7.33m) inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, integrated Electrolux gas hob and double oven, dishwasher, washing machine, fridge and freezer. Under stairs cupboard, two double glazed windows double glazed french doors to rear garden.
First floor landing	storage cupboard, access to loft, double glazed window
Front bedroom 1	11' 3" x 13' 5" (3.42m x 4.08m) radiator, two double glazed windows overlooking the pond to the front
En suite shower room	shower cubicle with plumbed shower, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window
Front bedroom 2	13' 11" x 10' 5" (4.25m x 3.17m) radiator, two double glazed windows overlooking the pond to the front
Rear bedroom 3	9' 9" x 7' 7" (2.98m x 2.30m) radiator, double glazed window
Rear bedroom 4	8' 11" x 8' 10" plus door recess (2.72m x 2.70m plus door recess) radiator, double glazed window
Bathroom	white suite comprising panelled bath, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window
Outside	lawned front garden with borders for planting, driveway with parking leading to garage, side access to the rear garden that is lawned with a patio area and borders for planting
Garage	light and power, up and over door
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band E
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
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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.

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