



Ian Crane Estate Agents

Tensing Road, Maghull, L31 6BJ



£285,000 (Subject to contract)

A rare opportunity to purchase a semi detached bungalow situated in a popular residential area of Maghull within easy reach of the facilities of Maghull Central Square and surrounding amenities. The property has been extended to the rear and has a spacious loft conversion that is a versatile space with various possible uses. The accommodation includes gas central heating, majority double glazing and briefly comprises porch, entrance hall, living room with feature fire opening to dining/family room with door to conservatory. There is a kitchen/breakfast room with fitted units including breakfast bar, shower room with electric shower and two ground floor double bedrooms (one with fitted wardrobes) Stairs lead to the useful first floor bedroom/office. Driveway with parking for cars, side driveway behind garage door leading to rear garage, lawned and fenced rear garden with patio area.



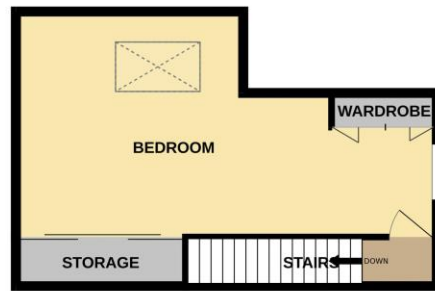
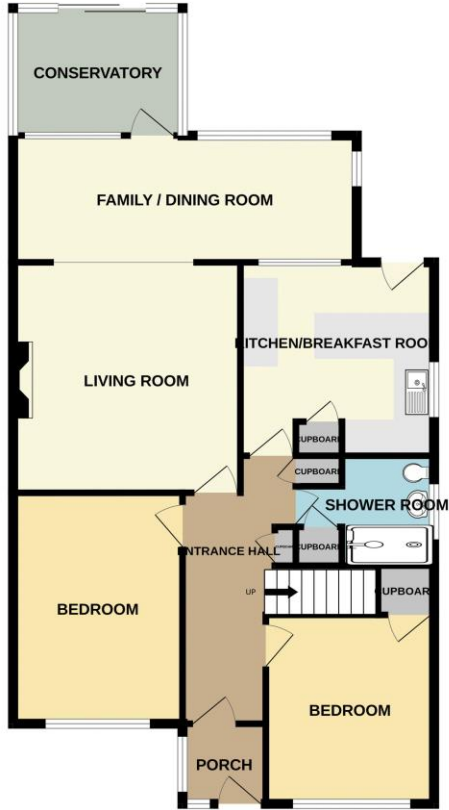
Location:	Tensing Road is a residential road between Hunt Road and Eastway in Maghull close to the shopping facilities of Maghull Central Square
Porch	tiled floor, double glazed windows and door
Entrance hall	two storage cupboards, radiator, stairs to first floor
Living room	13' 9" x 13' 3" (4.20m x 4.05m) feature fireplace with display area, radiator, opening to:
Family/dining room	7' 7" x 20' 2" (2.31m x 6.14m) two double glazed windows, window to side, door to:
Conservatory	7' 7" x 9' 9" (2.32m x 2.96m) windows and sliding door to rear garden
Kitchen/breakfast room	11' 7" x 11' 4" (3.52m x 3.46m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for cooker, plumbing for washing machine, storage cupboard, double glazed side window, double glazed door to rear
Front bedroom 1	13' 10" x 9' 11" (4.21m x 3.03m) fitted wardrobes, radiator, double glazed window
Front bedroom 2	11' 3" x 9' 11" (3.44m x 3.01m) recess under stairs cupboard housing Worcester gas central heating boiler, radiator, double glazed window
Shower room	shower cubicle with Triton electric shower over, pedestal wash hand basin, low level w.c, storage cupboard, radiator, double glazed window
First floor	
Bedroom	25' 2" maximum x 13' 6" maximum (7.68m maximum x 4.11m maximum) recess eaves storage wardrobes, fitted cupboards, radiator, double glazed side window, double glazed Velux roof window
Outside	front lawned garden, paved driveway with parking for cars leading to up and over door to side driveway which leads to garage, lawned and fenced rear garden with well stocked herbaceous areas and a paved patio area
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 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
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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Address: 14 Tensing Road, LIVERPOOL, L31 6BJ
RRN: 6400-6710-0622-0306-3243

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			81
(69 - 80) C			
(55 - 68) D		62	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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