



Ian Crane Estate Agents

## Foxhouse Lane, Maghull, L31 6EF



**£229,950** (Subject to contract)

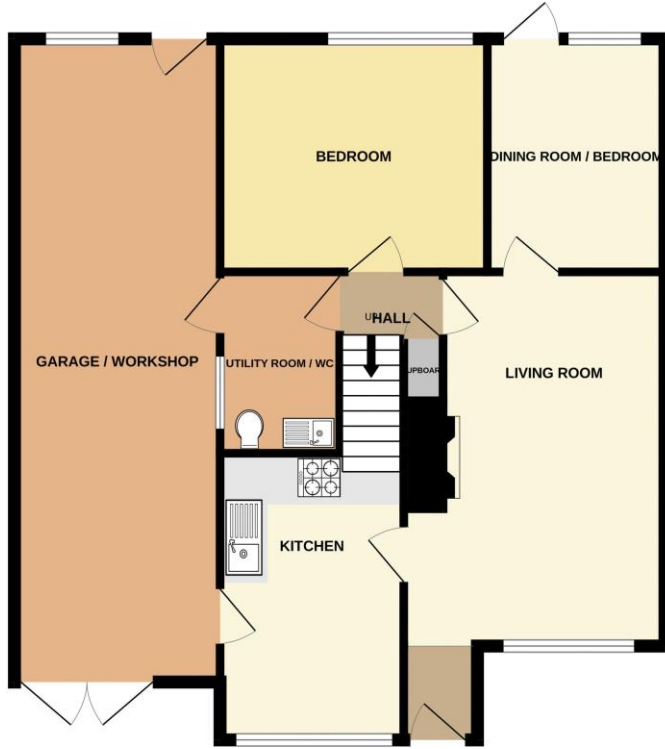
Ian Crane Estate Agents have for sale this semi detached dormer style property with versatile living accommodation depending on the needs of the homeowner. Located in this popular residential area of Maghull the house is being sold without an ongoing chain for a potentially more straightforward purchase. There is also some potential for further improvements and it briefly comprises small entrance leading to spacious living room with feature fire, kitchen with fitted units including oven and hob, rear dining room/bedroom three, rear bedroom two and a utility room/w.c. complete the ground floor. To the first floor there is a large double bedroom with fitted wardrobes and a bathroom with electric shower over the bath. Outside there is a front garden, driveway with off road parking leading to garage and a rear garden with patio area and borders for planting.



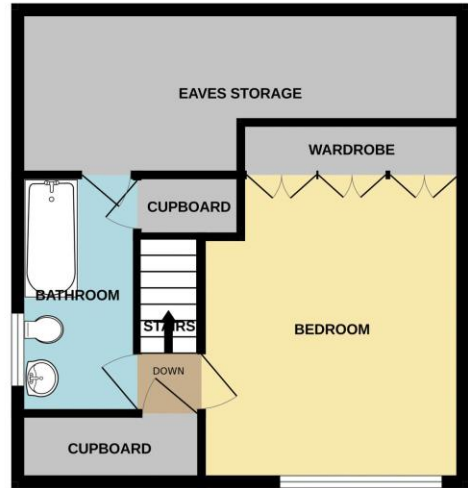
<b>Location:</b>	the property is on Foxhouse Lane between the junctions of Highfield Park and Stansfield Avenue in Maghull
<b>Entrance</b>	double glazed door
<b>Living room</b>	<b>17' 0" x 11' 10" maximum (5.19m x 3.60m maximum)</b> gas fire, two electric heaters, double glazed window, door to:
<b>Dining room/bedroom 3</b>	<b>11' 0" x 8' 1" (3.35m x 2.46m)</b> electric heater, double glazed window and door
<b>Inner hall</b>	storage cupboard, stairs to first floor, door to:
<b>Ground floor bedroom</b>	<b>10' 8" x 12' 2" (3.25m x 3.70m)</b> electric heater, double glazed window
<b>Utility room / w.c.</b>	low level w.c, sink with drainer, plumbing for washing machine, part tiled walls, door and window to garage
<b>First floor landing</b>	door to storage cupboard
<b>Bedroom 1</b>	<b>14' 4" to wardrobe x 12' 8" maximum (4.37m to wardrobe x 3.86m maximum)</b> fitted wardrobes, electric heater, double glazed window
<b>Bathroom</b>	coloured suite comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, part tiled walls, door to eaves storage, access to loft, recess over stairs cupboard
<b>Outside</b>	front lawned garden, driveway with parking for cars leading to garage/workshop, lawned rear garden with borders for planting and patio area
<b>Garage / workshop</b>	<b>29' 2" x 9' 4" (8.88m x 2.84m)</b> light and power, window and door to rear, double doors to front
<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 D
<b>Tenure</b>	To be confirmed by the sellers' solicitors

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  
873 sq.ft. (81.1 sq.m.) approx.



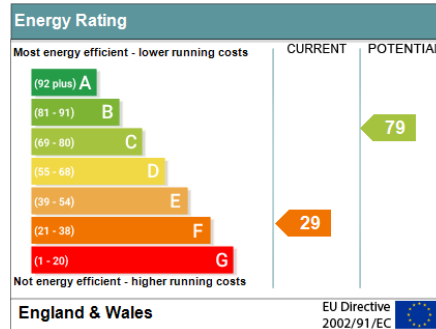
1ST FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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