



Ian Crane Estate Agents

Eastway, Maghull, L31 6AZ



£257,500 (Subject to contract)

An immaculately presented and tastefully decorated semi detached house that has been extended to the ground floor rear to provide a lovely family home that is located close to well regarded local junior and high schools, local parks as well as within easy reach of Maghull Railway Station. The accommodation bright and welcoming, includes gas central heating, double glazing and briefly comprises porch, living room with feature fire and double doors leading to the dining/family room with french doors to the rear garden, kitchen/breakfast room with fitted units including integrated appliances completes the ground floor. To the first floor there are three double bedrooms (two with fitted wardrobes) and a modern bathroom with bath and separate shower cubicle. Driveway with parking leading to garage and a lawned and fenced rear garden with patio area and shed.



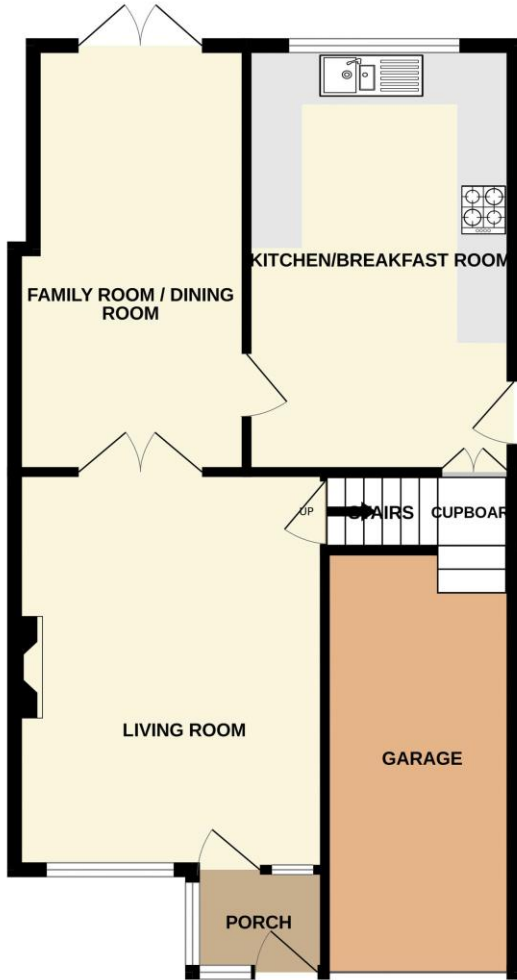
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Location:	This property is on Eastway in Maghull between Foxhouse Lane and Crofffield, within easy reach of Maghull Railway Station.
Porch	double glazed windows and door
Living room	15' 11" x 12' 5" (4.84m x 3.78m) feature fireplace, radiator, double glazed window, double doors to:
Dining/family room	17' 0" x 9' 3" narrowing to 8' 6" (5.19m x 2.82m narrowing to 2.60m) radiator, double glazed french doors to rear garden
Kitchen/breakfast room	17' 0" x 10' 8" (5.17m x 3.25m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated Stoves gas hob, Newworld oven, fridge, freezer and washing machine, radiator, double glazed window, double glazed door to side
First floor landing	access to loft, radiator, double glazed window
Front bedroom 1	13' 11" x 9' 11" (4.23m x 3.01m) fitted wardrobes, radiator, double glazed window
Rear bedroom 2	11' 1" x 10' 0" (3.38m x 3.05m) fitted wardrobes, radiator, double glazed window
Front bedroom 3	9' 8" x 10' 0" (2.95m x 3.04m) radiator, double glazed window
Bathroom	white suite comprising panelled bath with mixer tap, separate shower cubicle with Mira electric shower, wash hand basin in vanity unit, low level w.c, cupboard housing Baxi gas central heating boiler, tiled walls, heated towel rail, two double glazed windows
Outside	open plan lawned front garden with borders, driveway with parking for cars leading to garage, side access to the lawned rear garden with patio area and two sheds
Garage	17' 0" x 7' 6" (5.17m x 2.29m) 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

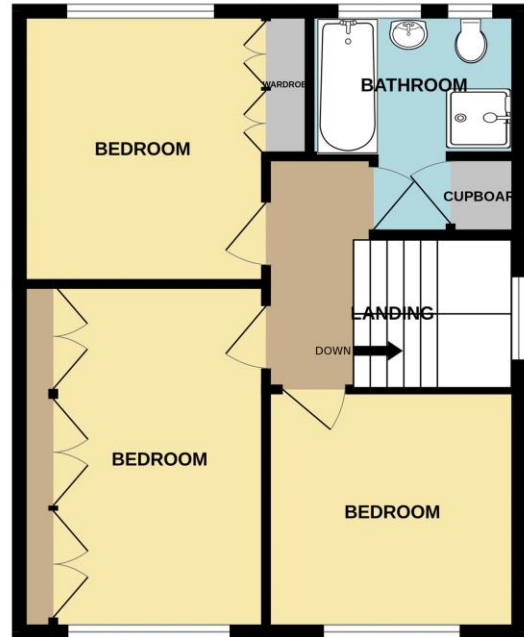
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1194 sq.ft. (110.9 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: 205 Eastway, LIVERPOOL, L31 6AZ
RRN: 1334-6522-4300-0781-5222

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
		64	78

England & Wales EU Directive 2002/91/EC



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