



Ian Crane Estate Agents

Green Park Drive, Maghull, L31 8EN



£229,950 (Subject to contract)

A well presented semi detached house that is being sold without the potential complications of an ongoing chain and situated in a pleasant cul de sac on the Green Park Development in Maghull. With the added benefit of a pleasant westerly facing rear garden, the property includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace opening to dining room with french doors to the rear garden, kitchen with fitted units and doors to garage and garden. To the first floor there are three bedrooms and a shower room. Attractive front lawned garden and driveway with off road parking leading to the garage, lawned and fenced rear garden with patio area and planted borders.



Location:	Green Park Drive is a cul de sac located off South Meade on the Green Park Development in Maghull
Porch	double glazed sliding door
Entrance hall	laminated floor covering, radiator, double glazed door
Living room	13' 5" x 10' 3" (4.10m x 3.13m) feature fireplace, radiator, double glazed window, opening to:
Dining room	9' 10" x 8' 5" (2.99m x 2.56m) radiator, double glazed french doors and windows to rear garden
Kitchen/breakfast room	9' 3" reducing to 7' 8" x 16' 2" (2.83m reducing to 2.33m x 4.94m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for washing machine, under stairs cupboard, two double glazed windows, door to garage, double glazed door to rear garden
First floor landing	access to loft, double glazed window
Front bedroom 1	12' 5" x 10' 0" (3.79m x 3.04m) radiator, double glazed window
Rear bedroom 2	10' 8" x 10' 0" (3.25m x 3.04m) radiator, double glazed window
Front bedroom 2	9' 6" maximum x 6' 9" (2.90m maximum x 2.05m) cupboard housing Potterton gas central heating boiler, radiator, double glazed window
Shower room	shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window
Outside	attractive front lawn garden with borders, driveway leading to garage, lawn and fenced rear garden with patio area and planted borders
Garage	15' 8" x 7' 8" (4.78m x 2.34m) 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

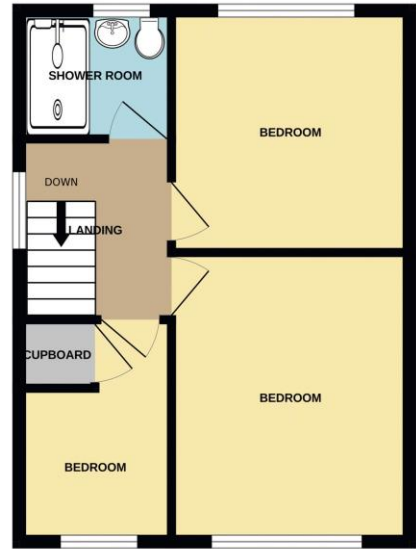
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GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.6 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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