



Ian Crane Estate Agents



12 Crawford Avenue, Maghull, L31 8BB

£275,000

- Semi detached house in cul-de-sac location
- Extended
- Corner plot
- Not overlooked to the rear
- Four bedrooms
- Living room and dining room
- Kitchen/breakfast room
- No chain
- Gardens to three sides



A recently renovated and extended semi detached house situated at the end of a residential cul-de-sac in Maghull. The property is being sold with no chain involved for a potentially stress free purchase and is ready for a buyer to move straight into. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room opening to dining room, contemporary kitchen/breakfast room with integrated oven and hob, fitted cloakroom and internal store. To the first floor there are four bedrooms and a bathroom with modern white suite. Pathway leading to the porch, lawned gardens to front, side and rearm with the rear being fenced, not overlooked and with a small patio area.

GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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.
Made with Metropix 6/2024

Accommodation

Porch	tiled floor, double glazed windows and door
Entrance hall	laminated floor covering, radiator, double glazed door
Living room	9' 11" x 11' 6" (3.01m x 3.51m) laminated floor covering, radiator, double glazed bay window, opening to:
Dining room	12' 9" x 10' 6" (3.89m x 3.19m) laminated floor covering, radiator, double glazed window
Kitchen/breakfast room	9' 7" x 16' 7" (2.91m x 5.05m) contemporary base and drawer units with worktop surfaces over, sink unit with drainer, electric hob, electric oven, "Logic" gas central heating boiler, laminated floor covering, radiator, two double glazed windows, double glazed door to side, door to internal store, door to:
Cloakroom	laminated floor covering, low level w.c, wash hand basin with vanity unit
First floor landing	access to loft
Front bedroom 1	14' 4" into bay x 9' 11" (4.36m into bay x 3.01m) radiator, double glazed bay window
Rear bedroom 2	11' 0" x 9' 2" (3.36m x 2.80m) laminated floor covering, radiator, double glazed window
Side bedroom 3	14' 8" x 8' 8" (4.48m x 2.63m) vaulted ceiling, radiator, double glazed windows to front and rear elevations
Front bedroom 4	8' 9" x 7' 5" (2.67m x 2.27m) radiator, double glazed window
Bathroom	contemporary white suite comprising panelled bath with centre mixer tap, wash hand basin, low level w.c, laminated floor covering, radiator, double glazed window
Outside	lawned gardens to front, side and rear, front pathway leading to porch, the rear garden is fenced with a small patio and is not overlooked to the rear
Store	With door to front garden and rear door to kitchen
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.