



Ian Crane Estate Agents

The Crescent, Maghull, L31 7BL



£350,000 (Subject to contract)

A deceptively spacious detached dormer bungalow situated in this pleasant residential road that is conveniently placed for easy access to the motorway networks of the M58 and M57. A particular feature of the property is that it is not overlooked to the rear and has open view over a Dover's Brook that runs along behind the garden and open grassland beyond. The accommodation is well presented and briefly comprises porch, L-shaped entrance hall, large living room with feature fireplace and multi fuel burner, patio door to the rear garden, almost 8 metre kitchen/diner with a range of fitted units including oven and hob and another multi fuel burner. There are two double bedrooms overlooking the front, one with fitted wardrobes and an en suite shower room and there is a larger than average family bathroom with corner bath and separate shower. To the first floor there is a study area leading to a third bedroom. Two driveways with parking for cars, one leading to the large garage and the rear garden that is lawned, with patio areas, log stores, shed and the open aspect.



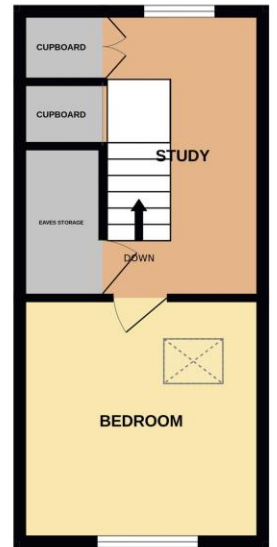
Location:	the property is located in The Crescent which is accessed from Liverpool Road South in Maghull, close to Northway and access to the motorway networks.
Porch	tiled floor
Entrance hall	laminated floor covering, under stairs cupboard, two radiators
Living room	19' 1" maximum x 16' 0" (5.82m maximum x 4.87m) feature fireplace with multi fuel burner, wall light points, radiator, patio door to rear garden
Kitchen/diner	26' 1" x 11' 11" (7.96m x 3.63m) inset one and a half bowl sink unit, base and drawer units with worktop surfaces over including breakfast bar, wall units, part tiled walls, space for fridge/freezer, integrated gas hob and electric oven, tiled floor, double glazed door to rear, two double glazed windows, feature corner fireplace with multi fuel burner
Front bedroom 1	11' 11" into bay x 12' 0" (3.64m into bay x 3.67m) fitted wardrobes to one wall, radiator, double glazed bay window
En suite shower room	corner shower cubicle with Triton electric shower, wash hand basin and low level w.c. in vanity unit, tiled walls, tiled floor, heated towel rail
Front bedroom 2	11' 11" into bay x 12' 2" (3.64m into bay x 3.70m) radiator, double glazed bay window
Bathroom	9' 3" x 6' 11" plus shower (2.83m x 2.11m plus shower) corner bath, separate shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c., part tiled walls, heated towel rail
First floor	
Study area	13' 4" x 8' 4" (4.06m x 2.54m) recess cupboard and shelving area, eaves storage, radiator, double glazed window with open views to the rear
First floor bedroom	11' 4" x 11' 4" (3.46m x 3.46m) fitted wardrobes, radiator, Velux roof window, double glazed front window
Outside	to the front there are two separate driveways, one leading to the garage, the rear garden is not overlooked to the rear and has a lawn, patio area, shed, wooden log storage areas, well stocked herbaceous areas
Garage	26' 0" x 11' 3" (7.93m x 3.43m) light and power, up and over door to front
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band E
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
1416 sq.ft. (131.6 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.7 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.
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Address: 13 The Crescent, Maghull, LIVERPOOL, L31 7BL
RRN: 3434-6227-2300-0919-6222

Energy Rating

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	59	75
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

