



Ian Crane Estate Agents

Eastway, Maghull, L31 6BA



£699,950 (Subject to contract)

A substantial detached family home with a long list of top quality features, and accommodation that is both spacious and immaculately presented ready for the new owners to move straight in. From the spacious hallway is access to the large living room with patio doors to the rear garden, utility room and fitted cloakroom, open plan family room that leads to both the dining room and high specification fitted kitchen /breakfast room with integrated appliances, breakfast bar, underfloor heating and patio door to the rear garden. To the first floor, the main bedroom suite includes a dressing area, en suite shower room, a range of fitted furniture and balcony overlooking the rear garden. There are three further double bedrooms and a stunning bathroom with bath and separate shower. To the side linking the double garage with the rear garden is an annex / gym that offers a variety of uses, there is a driveway, front garden, side and rear gardens with paved and decked areas as well as covered entertaining area and a summerhouse with hot tub. A viewing is the only true way to appreciate all that is on offer.



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| Location: | the property is located on Eastway between Brook Road and Crofffield on the opposite side |
| Entrance hall | lamine floor covering, radiator, double glazed window and door |
| Living room | 21' 4" x 11' 5" (6.49m x 3.49m) laminate floor covering with underfloor heating, feature fireplace with gas fire, two radiators, double glazed window, double glazed patio door to rear garden |
| Family room | 12' 10" x 10' 11" (3.91m x 3.33m) tiled floor, radiator, double glazed window, opening to kitchen and: |
| Dining room | 10' 0" x 11' 11" (3.04m x 3.63m) tiled floor with underfloor heating, feature radiator, double glazed window |
| Kitchen/breakfast room | 16' 8" x 15' 10" (5.09m x 4.83m) inset one and a half bowl sink unit with drainer, a range of quality base and drawer units with worktop surfaces over including breakfast bar, integrated appliances including five ring gas hob, chefs sink, two Neff ovens, tiled floor with underfloor heating, radiator, double glazed front window, double glazed sliding patio door to rear garden |
| Utility room | 9' 10" x 5' 7" (3.00m x 1.71m) inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, tiled floor, plumbing for washing machine, radiator, double glazed door to rear garden |
| Cloakroom | low level w.c, wash hand basin, tiled floor, double glazed window |
| First floor landing | double glazed window |
| Bedroom 1 | 16' 9" x 15' 11" (5.10m x 4.86m) a range of fitted furniture including wardrobes and dressing table, radiator, double glazed french doors leading to balcony that overlooks the rear garden |
| Dressing area | fitted wardrobes and shoe storage, door to: |
| En suite shower room | shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled floor, tiled walls, radiator, double glazed window |
| Rear bedroom 2 | 13' 6" x 12' 10" (4.12m x 3.92m) radiator, double glazed window |
| Front bedroom 3 | 11' 5" x 11' 0" (3.49m x 3.36m) recess wardrobe, laminate floor covering, radiator, double glazed window |
| Front bedroom 4 | 7' 7" x 13' 0" (2.31m x 3.95m) radiator, double glazed window |
| Bathroom | freestanding bath with centre mixer tap, separate shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window |
| Annex / gym | a useful room that offers a variety of uses including a home gym, office, studio or salon for anybody wanting to work from home, it links the double garage with the rear garden and has a shower, base units with sink, french doors to the front garden and door to the rear garden |
| Outside | large front garden with lawn and paved areas including the driveway that leads to the double garage, a side garden with artificial lawn, paved and decked rear garden with a covered outdoor entertaining and cooking area and a summerhouse with hot tub |
| Double garage | 18' 11" x 20' 11" (5.77m x 6.37m) up and over door, storage above, light and power and a door to the rear |
| Viewing | Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view |
| Council tax | Council tax band F |
| 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
1665 sq.ft. (154.7 sq.m.) approx.

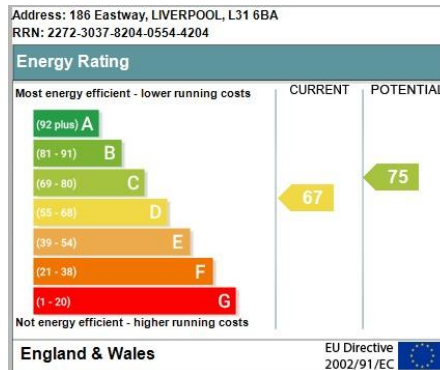


1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2668 sq.ft. (247.9 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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