

1 Kingsfield Road, Maghull, L31 7AL



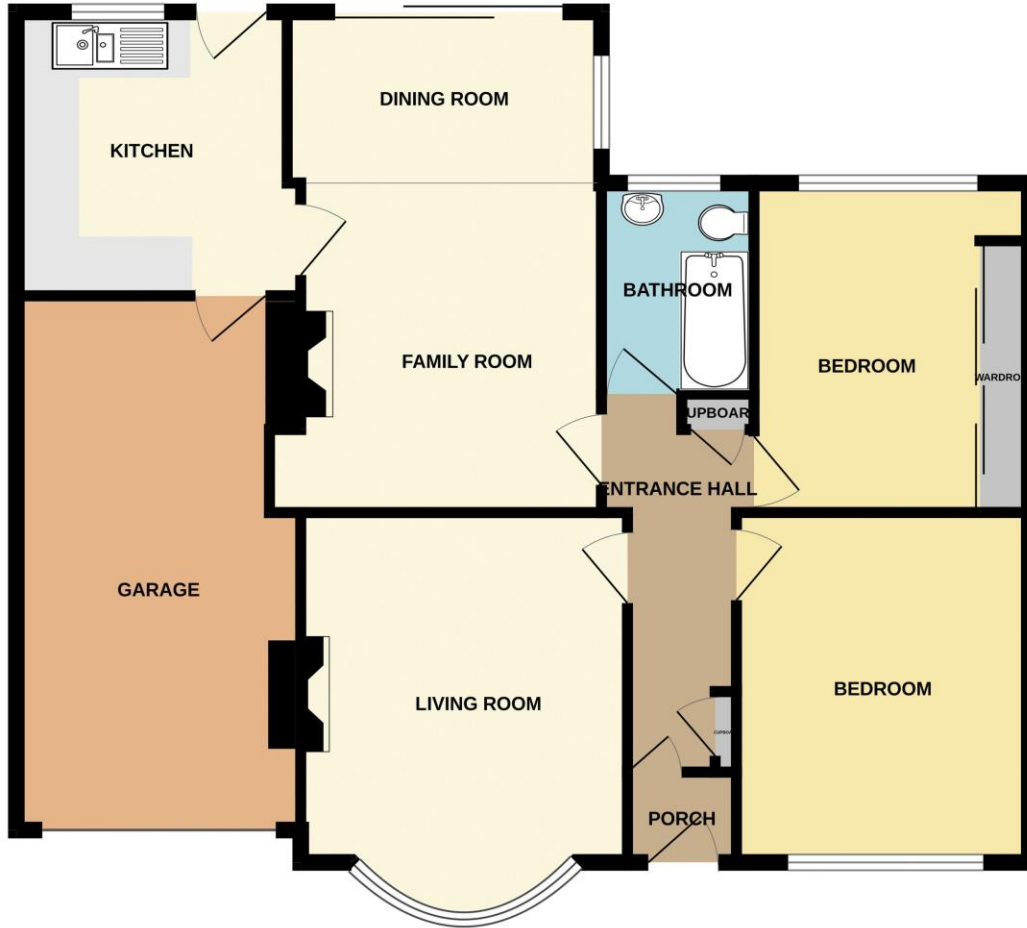
£200,000 (Subject to contract)

A semi detached bungalow being sold without an ongoing chain for that potentially more straightforward purchase. Located close to the shops on Liverpool Road South, and the facilities of Maghull Town Hall, the bungalow, although requiring some modernisation appears to have been well loved and being on a larger than average plot size, could be a great investment opportunity for the new owners. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fire, separate rear family/dining room with patio door to the rear garden, kitchen with fitted units. There are two double bedrooms both with fitted wardrobes, and a bathroom with electric shower over the bath. Driveway with parking for cars leading to the garage and a well proportioned rear garden with lawn, patio and various areas for planting.

Location:	Kingsfield Road is a cul de sac located off Liverpool Road South, close to the shops opposite to the Meadows Pub
Porch	door to:
Entrance hall	two small storage cupboards, access to loft, radiator
Living room	15' 0" into bay x 11' 7" (4.56m into bay x 3.54m) feature fireplace, two radiators, double glazed bay window
Family room	11' 8" x 10' 6" (3.55m x 3.20m) gas fire, alcove, door to kitchen, opening to dining area with two radiators and double glazed patio door to rear garden
Kitchen	10' 0" x 9' 8" (3.06m x 2.94m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units including corner display shelving, space for gas cooker, plumbing for washing machine, radiator, double glazed window, door to garage, double glazed door to rear garden
Front bedroom 1	12' 3" x 10' 5" (3.74m x 3.17m) radiator, double glazed window, fitted wardrobes
Rear bedroom 2	11' 8" x 9' 9" (3.55m x 2.98m) fitted wardrobes with mirror sliding doors, radiator, double glazed window
Bathroom	coloured suite comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window
Outside	driveway with parking for cars leading to garage, larger than average sized rear garden with a lawn, patio area, various areas with a diverse range of plants, shed and lean-to summerhouse
Garage	19' 5" x 9' 6" (5.91m x 2.90m) 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
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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