

3 Greenville Drive, Maghull, L31 7DE



£235,000 (Subject to contract)

Ian Crane Estate Agents are pleased to offer for sale this semi detached family home that offers great potential for the new owners to purchase and make their own. Located close to the canal and within walking distance of the facilities of Maghull Central Square and surrounding areas, the property needs to be brought up to modern standards. The accommodation includes gas central heating, double glazed windows and briefly comprises porch, entrance hall, living room with feature fireplace, opening to dining room with patio door to rear garden, kitchen with fitted units and a separate utility room that also leads to the rear garden. To the first floor there are three bedrooms, a bathroom and a separate w.c. Outside there is a driveway with off road parking leading to the garage and a lawned and fenced rear garden with patio area and shed. The property is also being sold without an ongoing chain.

Location:	Greenville Drive is a residential road close to the canal in Maghull, between Shop Lane and Green Lane
Porch	tiled floor
Entrance hall	laminated floor covering, under stairs cupboard, radiator
Living room	15' 1" into bay x 11' 9" (4.59m into bay x 3.57m) feature fireplace with gas fire, radiator, double glazed bay window, opening to:
Dining room	10' 3" x 8' 11" (3.13m x 2.73m) radiator, double glazed patio door to rear garden
Kitchen	10' 3" x 8' 1" (3.12m x 2.47m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, gas cooker point, tiled walls, gas central heating boiler, radiator, double glazed window, door to:
Utility room	8' 3" x 7' 6" (2.51m x 2.28m) inset stainless steel sink unit, worktop surface, plumbing for washing machine, two storage cupboards, tiled floor, double glazed window, door to garden, door to garage
First floor landing	access to loft, double glazed window
Front bedroom 1	15' 2" into bay x 10' 11" (4.62m into bay x 3.34m) radiator, double glazed bay window
Rear bedroom 2	10' 4" x 9' 8" (3.14m x 2.94m) storage cupboard, radiator, double glazed window
Front bedroom 3	8' 9" x 6' 4" (2.67m x 1.92m) storage cupboard, radiator, double glazed window
Bathroom	white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, airing cupboard, radiator, double glazed windows to two elevations
Separate w.c.	low level w.c, part tiled walls, double glazed window
Outside	driveway with parking for cars leading to garage, lawned front garden, lawned and fenced rear garden with patio area, borders for planting and a shed
Garage	15' 1" x 8' 3" (4.59m x 2.51m) electric 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
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

