

17 Stanley Road, Maghull, L31 5JL



£265,000 (Subject to contract)

An extended semi detached family house that has been completely remodelled and improved by the current owners. The semi detached house is positioned on a corner plot and so has gardens to the side and rear as well as off road parking to the front. The accommodation is well presented and tastefully decorated and currently comprises porch, entrance hall, fitted cloakroom, spacious living room that opens to dining room with French doors to the rear garden, opening to kitchen with fitted units including oven and hob, separate utility room that leads to the converted garage which is versatile but is currently used as a family room/playroom. To the first floor the main rear bedroom has an en suite bathroom, there are two further bedrooms and a shower room with corner shower cubicle. Driveway with parking for cars and the lawned rear garden with timber decked patio area and barked play area.

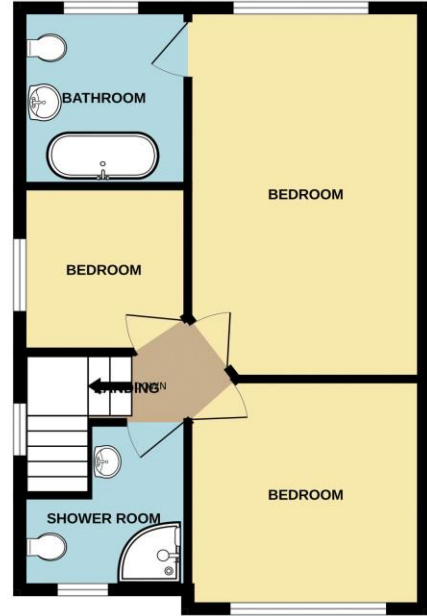
Location:	Stanley Road is located off Dover Road, which is off Northway to providing excellent access to the motorway networks
Porch	double glazed windows and door
Entrance hall	under stairs cupboard, radiator, double glazed window, door to:
W.C.	low level w.c, wash hand basin, tiled floor
Living room	19' 9" x 10' 5" (6.01m x 3.18m) chimney breast with space for fire, two radiators, double glazed window, opening to:
Dining room	17' 10" x 7' 8" (5.44m x 2.33m) spotlights to ceiling, two radiators, double glazed window, double glazed french doors to rear garden, opening to:
Kitchen	10' 2" x 7' 5" (3.09m x 2.26m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated five ring gas hob and double oven, tiled floor, spotlights to ceiling, Velux roof window, double glazed window
Utility room	8' 0" x 7' 10" (2.45m x 2.40m) worktop surface with underneath areas and plumbing for washing machine and tumble dryer, spotlights to ceiling, door to:
Family room	20' 6" x 7' 3" (6.24m x 2.21m) laminate floor covering, storage cupboards, door to side, spotlights to ceiling, double glazed window
First floor landing	double glazed window
Rear bedroom 1	17' 8" x 10' 6" (5.39m x 3.21m) access to loft, two radiators, double glazed window, door to:
En suite bathroom	white suite comprising bath with centre taps, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, spotlights to ceiling, radiator, double glazed window
Front bedroom 2	10' 6" x 10' 7" (3.20m x 3.22m) radiator, double glazed window
Side bedroom 3	7' 7" x 8' 1" (2.31m x 2.46m) laminate floor covering, radiator, double glazed window
Shower room	corner shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, spotlights to ceiling, heated towel rail, double glazed window
Outside	driveway with parking for car, side access to the side and rear garden with lawn, decked area and tree bark play area
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
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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