

50 Dodds Lane, Maghull, L31 0BE



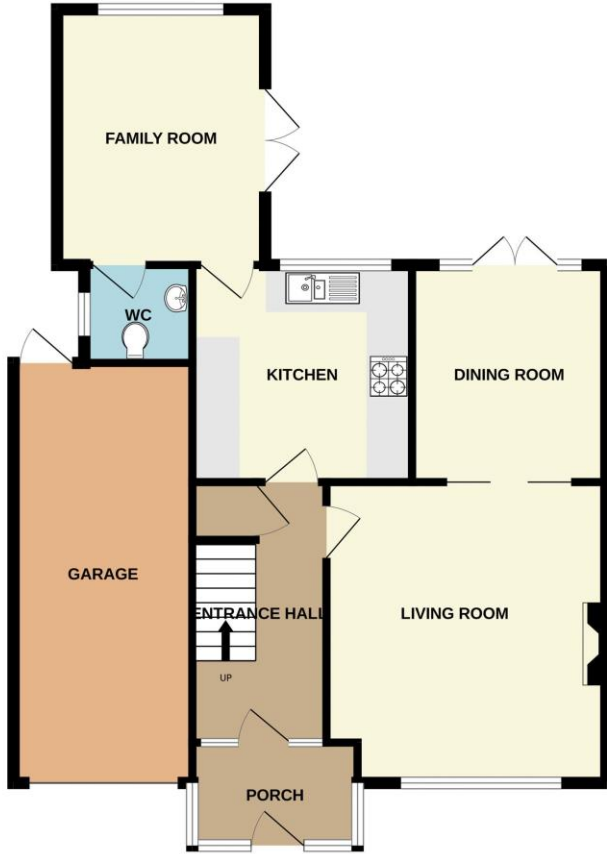
£275,000 (Subject to contract)

An extended semi detached family home that is offered for sale without an ongoing chain and that is also ready for the buyers to move straight into. Located in a residential area close to popular local schools and within easy reach of the motorway networks, the property is immaculately presented and is ideal for families as it benefits from having three double bedrooms. Including central heating and double glazing the accommodation briefly comprises porch, entrance hall, living room with feature fire and sliding doors to dining room with French doors to rear garden, kitchen with fully integrated Neff appliances, a separate rear family room with French doors and a fitted cloakroom. To the first floor there are the three double bedrooms (one with fitted wardrobes) and a bathroom with white suite including bath and separate corner shower cubicle. Driveway with parking for cars leading to garage, lawned and fenced rear garden with patio area.

Location:	Dodds Lane is between Northway and Liverpool Road North and the property is on the left hand side if travelling from Northway
Porch	double glazed windows and door
Entrance hall	under stairs cupboard, radiator
Living room	14' 6" x 13' 3" (4.41m x 4.04m) feature fireplace with gas fire, laminate floor covering, radiator, double glazed window, sliding doors to:
Dining room	10' 6" x 9' 4" (3.19m x 2.84m) laminate floor covering, radiator, double glazed french doors to rear garden
Family room	12' 3" x 9' 11" (3.74m x 3.01m) tiled floor, radiator, double glazed window, double glazed french doors to rear garden, door to:
Cloakroom	low level w.c, wash hand basin, double glazed window
Kitchen	10' 5" x 10' 6" (3.18m x 3.19m) inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, integrated Neff appliances including gas hob, electric oven, dishwasher, fridge, freezer and washing machine, spotlights to ceiling, tiled floor, double glazed window
First floor landing	access to loft, storage cupboard, double glazed window
Front bedroom 1	13' 4" x 11' 0" (4.06m x 3.35m) radiator, double glazed window
Rear bedroom 2	11' 10" x 10' 11" (3.61m x 3.34m) fitted wardrobes, radiator, double glazed window
Front bedroom 3	10' 2" x 9' 1" (3.10m x 2.77m) cupboard with display shelving, radiator, double glazed window
Bathroom	white suite comprising bath with mixer tap over, separate shower cubicle with mixer shower, wash hand basin with vanity drawers, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed windows to two elevations
Outside	driveway with parking for cars leading to garage, lawned front garden, lawned and fenced rear garden with patio area and borders for planting
Garage	20' 3" x 8' 6" (6.17m x 2.60m) light and power, door to rear garden, 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 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
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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