



Ian Crane Estate Agents

Kendal Drive, Maghull, L31 9AX



£295,000 (Subject to contract)

A particularly well presented and tastefully decorated Sefton semi detached house situated on the popular Lakes development in Maghull and with the park to the rear so not overlooked at the back. The accommodation is ideal for families as there are well proportioned rooms and three double bedrooms. Including double glazing and central heating, there is a porch leading to entrance hall, living room with feature living flame fire, double doors to dining room, kitchen /breakfast room with fitted units including a full range of integrated appliances, ground floor cloakroom. To the first floor there are the three bedrooms (main bedroom with fitted furniture) and shower room with large shower cubicle. Driveway with parking for cars leading to garage, rear garden with paved areas, circular artificial lawn and various areas for planting.



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Location:	Kendal Drive is between Northway slip road and Windermere Drive on the Lakes development in Maghull
Porch	double glazed entrance door, tiled floor, double glazed windows and door to:-
Entrance hall	meters cupboard, contemporary oak and glass feature staircase, under stairs storage cupboard, radiator
Living room	16' 9" into bay x 13' 4" (5.10m into bay x 4.06m) feature fireplace with gas fire, laminate floor covering, radiator, double glazed bay window, double doors to:-
Dining room	10' 8" x 9' 5" (3.25m x 2.86m) radiator, double glazed window
Kitchen/Breakfast room	10' 5" narrowing to x 18' 8" (3.17m narrowing to 2.74m x 5.69m)
Cloakroom	low level w.c, wash hand basin in vanity unit, laminate floor covering, part tiled walls, radiator, door to garage
First floor landing	storage cupboard, access to loft with pull-down ladder to boarded loft area with light, double glazed window
Front bedroom 1	16' 2" into bay x 12' 1" (4.93m into bay x 3.69m) fitted wardrobes and dressing table, radiator, double glazed bay window
Rear bedroom 2	11' 11" x 11' 1" (3.62m x 3.37m) radiator, double glazed window
Front bedroom 3	9' 11" x 8' 0" (3.03m x 2.43m) storage cupboard, radiator, double glazed window
Shower room	shower cubicle with mixer shower, fitted base units with wash hand basin, wall units and mirror, low level w.c, tiled walls, spotlights to ceiling, heated towel rail, two double glazed windows
Outside	driveway with parking for cars leading to garage, rear garden that overlooks the park so isn't overlooked with paved areas, circular artificial lawn, timber pergola, various areas for planting, outside tap
Garage	11' 2" x 7' 4" (3.40m x 2.23m) Up and over door, water tap, and power
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band D
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
732 sq.ft. (68.0 sq.m.) approx.

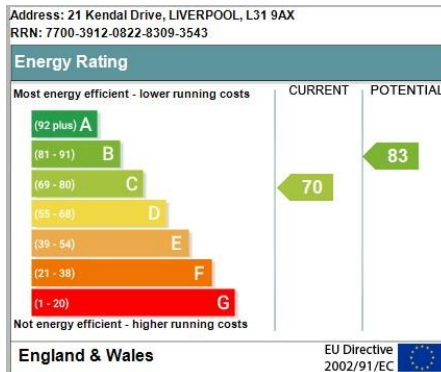


1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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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