



Ian Crane Estate Agents

## Aldykes, Maghull, L31 6AU



**£209,950** (Subject to contract)

A particularly attractive semi detached house that is located on a residential road in Maghull within easy reach of many well regarded primary and secondary schools. The property is being sold without an ongoing chain, is well presented throughout although does offer the opportunity for further improvements. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, spacious living/dining room with feature fire and patio door to rear garden, kitchen to the front with fitted units including oven and hob. To the first floor there are three bedrooms (all with fitted furniture) and a shower room with corner shower cubicle. Outside there is a well established front garden, driveway leading to the garage and the southerly facing rear garden that is a particular feature with lawn, patio area and mature herbaceous areas.



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<b>Location:</b>	Aldykes is a residential road that is between Hillcrest and Leathwood which is off Dellfield Lane
<b>Entrance hall</b>	radiator, double glazed door
<b>Living / Dining room</b>	<b>16' 5" x 16' 0" (5.01m x 4.88m)</b> gas fire, under stairs cupboard, radiator, double glazed side window double glazed patio door to rear garden
<b>Kitchen</b>	<b>7' 10" x 9' 0" (2.39m x 2.74m)</b> inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, tiled walls, tiled floor, Belling gas hob, Bosch electric oven, plumbing for washing machine, radiator, double glazed window, double glazed door to side
<b>First floor landing</b>	access to loft, airing cupboard
<b>Rear bedroom 1</b>	<b>13' 2" x 9' 10" (4.02m x 3.00m)</b> fitted wardrobes and dressing table, radiator, double glazed window
<b>Front bedroom 2</b>	<b>11' 3" x 9' 10" (3.43m x 3.00m)</b> fitted wardrobes, radiator, double glazed window
<b>Rear bedroom 3</b>	<b>9' 9" x 6' 1" (2.96m x 1.85m)</b> fitted wardrobes and drawers, radiator, double glazed window
<b>Shower room</b>	corner shower cubicle with Mira electric shower over, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, double glazed window
<b>Outside</b>	driveway with parking for car leading to garage, feature southerly facing rear garden with lawn, patio area and well established borders for planting
<b>Garage</b>	<b>17' 7" x 7' 0" (5.35m x 2.14m)</b> side hung garage door to front, pedestrian doors to front and rear
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Freehold

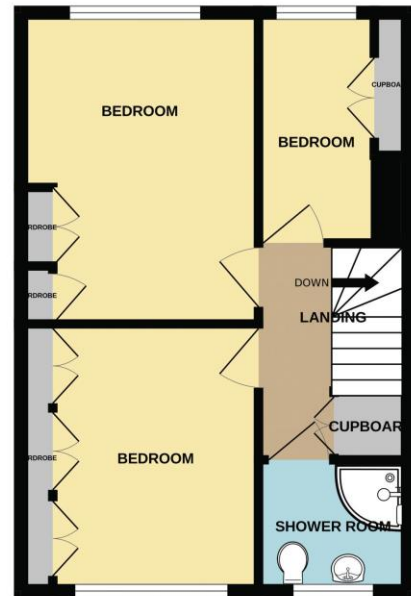
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GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.

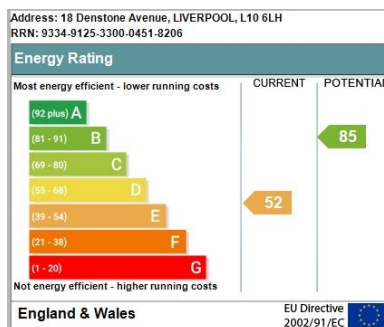


1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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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