



Ian Crane Estate Agents

Broxholme Way, Maghull, L31 5PL



£310,000 (Subject to contract)

A modern detached house that is located in a quiet corner of a cul de sac in Maghull close to well regarded local primary and secondary schools. The accommodation is immaculately presented throughout and ready for a lucky buyer to move straight into. With all the expected inclusions of a modern property, there is a small entrance hall, leading to the living room, with a separate family room overlooking the front, there are stairs to first floor, and then the feature of the house being the kitchen/entertaining room, which includes fitted units with integrated appliances including oven, hob, fridge, freezer, washing machine, dryer, dishwasher, and a patio door to the rear garden. To the first floor there are three bedrooms, with the main bedroom having an en suite shower room, a family bathroom with white suite. Outside there is a block paved driveway and side access to the attractive paved rear garden.



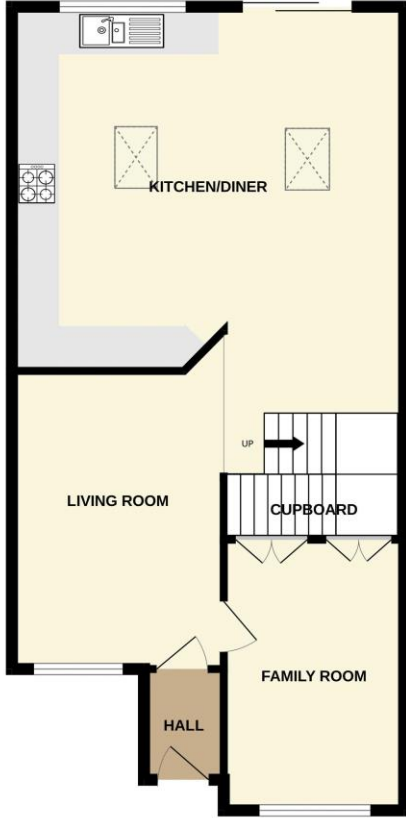
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Location:	Broxholme Way is a cul de sac located off Old Hall Road, so close to well regarded primary and secondary schools
Porch	tiled floor, double glazed door
Living room	14' 8" x 10' 4" (4.48m x 3.15m) feature fire, tiled floor, double glazed window
Family room	13' 4" x 7' 9" (4.06m x 2.36m) tiled floor, under stairs cupboards, radiator, double glazed window
Kitchen/diner	18' 0" plus stairs x 19' 2" plus stairs (5.48m x 5.84m) spacious kitchen/entertaining area overlooking the rear garden with a large range of fitted units including one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated appliances including Neff five ring gas hob, double oven, dishwasher, fridge, freezer, washing machine, dryer, tiled floor, two Velux roof windows, spotlights to ceiling, double glazed window, double glazed patio door to rear garden
Stairs	stairs leading to first floor with attractive wooden bannister and glass insert, under stairs cupboard, radiator
First floor landing	access to loft, storage cupboard
Rear bedroom 1	9' 9" x 12' 0" maximum (2.97m x 3.65m maximum) fitted wardrobes, radiator, double glazed window
En suite shower room	shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Front bedroom 2	10' 1" x 9' 3" (3.07m x 2.82m) radiator, double glazed window
Front bedroom 3	6' 8" x 9' 7" (2.02m x 2.91m) radiator, double glazed window
Bathroom	white suite comprising bath with mixer shower over, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Outside	block paved driveway with parking for cars, well established herbaceous areas, paved rear garden with borders for planting and a useful storage shed at the side of the property
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
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.8 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.



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