



Ian Crane Estate Agents

## Kendal Drive, Maghull, L31 9AX



**£259,950** (Subject to contract)

Ian Crane Estate Agents are pleased to offer for sale, this extended Sefton semi detached house that offers excellent potential for the new buyers to improve and make their own. With features including a rear garden that isn't overlooked, three double bedrooms and two spacious separate reception rooms the accommodation includes gas central heating, double glazing and briefly comprises entrance hall, front living room with bay window, rear family room with patio door to rear garden, kitchen/diner, rear porch with w.c. leading to the garden and garage. To the first floor there are three double bedrooms, a bathroom with electric shower over the bath and a separate w.c. Block paved driveway with parking for cars leading to garage and the lawned rear garden with Dodds Park behind.



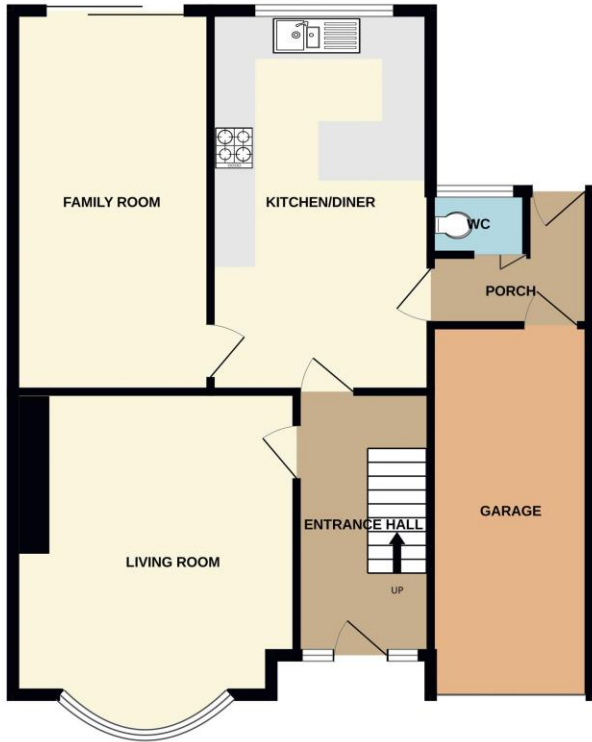
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<b>Location:</b>	the property is located on Kendal Drive in Maghull close to the junction with Ambleside Road
<b>Entrance hall</b>	laminated floor covering, radiator, double glazed door
<b>Living room</b>	<b>16' 8" into bay x 13' 5" (5.08m into bay x 4.10m)</b> gas fire, laminated floor covering, radiator, double glazed bay window
<b>Rear family room</b>	<b>18' 2" x 9' 5" (5.54m x 2.86m)</b> radiator, double glazed patio
<b>Kitchen/diner</b>	<b>17' 4" x 10' 6" (5.28m x 3.19m)</b> inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, corner displays and wine rack, wall units, integrated gas hob, double oven, plumbing for washing machine, double glazed window, door to:
<b>Porch</b>	doors to garden, garage and:
<b>W.C.</b>	low level w.c., Main gas central heating boiler, double glazed window
<b>First floor landing</b>	storage cupboard, access to loft, double glazed window
<b>Front bedroom 1</b>	<b>13' 3" x 12' 1" (4.05m x 3.68m)</b> radiator, double glazed bay window
<b>Rear bedroom 2</b>	<b>11' 11" x 11' 1" (3.62m x 3.39m)</b> radiator, double glazed window
<b>Front bedroom 3</b>	<b>9' 11" x 8' 0" (3.03m x 2.45m)</b> storage cupboard, radiator, double glazed window
<b>Bathroom</b>	panelled bath with Gainsborough electric shower over, pedestal wash hand basin, tiled walls, radiator, double glazed window
<b>Separate w.c.</b>	low level w.c., tiled walls, double glazed window
<b>Outside</b>	block paved driveway with parking for cars leading to garage, the rear garden is not overlooked to the rear as it backs onto Dodds Park and has a lawned area and well established borders
<b>Garage</b>	<b>17' 7" x 7' 8" (5.36m x 2.34m)</b> fitted light, up and over door to front, door to rear porch
<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 D
<b>Tenure</b>	Freehold

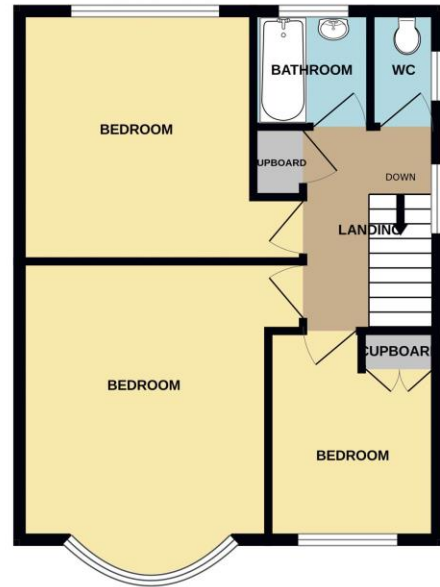
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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  
814 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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