

## 41 Briars Lane, Maghull, L31 6AR



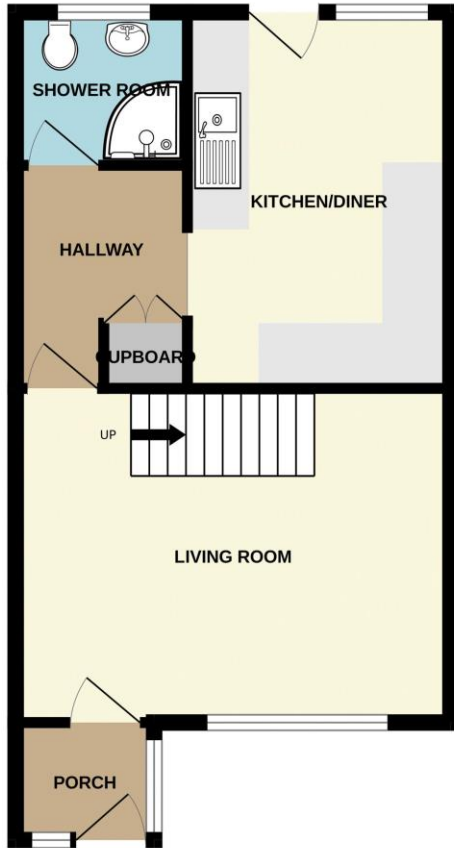
**£177,500** (Subject to contract)

A mid townhouse offering easily manageable accommodation that is ready for a new buyer to move straight into being well looked after and immaculately presented by the current owner. Located in a popular residential location in Maghull convenient for well regarded local schools, the accommodation includes gas central heating, double glazing and briefly comprises porch leading to living room with feature fireplace and the stairs to first floor. The inner hallway leads to the shower room with corner shower unit and electric shower, kitchen/diner with fitted units and door leading to the rear garden. To the first floor there are three bedrooms (the main spacious front bedroom with recess wardrobe) Block paved driveway with parking for cars, lawned front garden with borders and the westerly facing paved and loose stoned rear garden with planting areas and a shed.

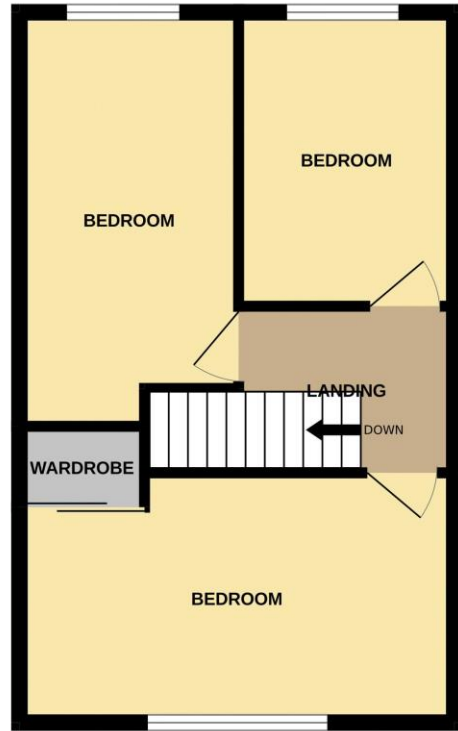
<b>Location:</b>	Briars Lane is a residential road located between Croftfield and Hillcrest
<b>Porch</b>	double glazed window and door
<b>Living room</b>	<b>11' 11" x 15' 7" (3.64m x 4.75m)</b> feature fireplace with gas fire, stairs to first floor, double glazed window, door to:
<b>Inner hall</b>	storage cupboard
<b>Shower room</b>	corner shower cubicle with Mira electric shower, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window
<b>Kitchen/diner</b>	<b>13' 5" x 9' 5" (4.10m x 2.87m)</b> inset stainless steel sink unit, base and drawer units with worktop surfaces over, midway tiling, tiled floor, space for cooker, plumbing for washing machine, Vaillant gas central heating boiler, radiator, double glazed window, double glazed door
<b>First floor landing</b>	access to loft
<b>Front bedroom 1</b>	<b>8' 11" x 15' 7" (2.73m x 4.75m)</b> fitted/recess wardrobes, radiator, double glazed window
<b>Rear bedroom 2</b>	<b>14' 10" maximum x 7' 10" (4.52m maximum x 2.39m)</b> radiator, double glazed window
<b>Rear bedroom 3</b>	<b>10' 6" x 7' 7" (3.20m x 2.30m)</b> radiator, double glazed window
<b>Outside</b>	block paved driveway with parking for car, lawned front garden with borders for planting, a westerly facing rear garden with paved and loose stoned areas, areas for planting and a shed
<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 B
<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  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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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