



Ian Crane Estate Agents



138 Hall Lane, Maghull, L31 3EH

£540,000

- Traditional semi detached house
- Many original features
- Four double bedrooms plus study
- Living room
- L-shaped family/dining room
- Large kitchen/breakfast room
- Ground floor shower room and utility room
- Driveway and garage
- Rear garden that is not particularly overlooked
- EPC rating: D

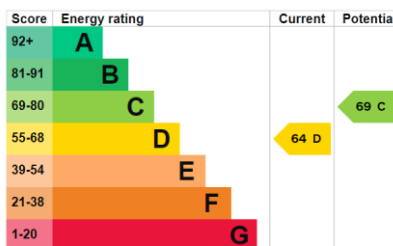




A very rare opportunity has arisen for a buyer looking for a unique and traditional style property with many original features. Located in Old Maghull close to the railway station, the semi detached house must be viewed to be appreciated. The versatile accommodation includes features such as double glazed sash windows, high ceilings with coving and original style wooden doors and flooring. Offering spacious family accommodation including a basement which has scope for even further improvements, there is an entrance hallway with useful cloakroom cupboard, front living room with feature fire and bi folding doors to the rear family room that opens into the dining room. Kitchen/breakfast room with integrated appliances and French doors to rear, ground floor modern shower room. To the first floor there are four double bedrooms plus a study and a contemporary bathroom with bath and separate shower. The basement is made up of two main rooms plus some storage rooms/areas. Outside there is a driveway with parking for several vehicles leading to a garage, and a southerly facing lawned rear garden that is not overlooked with well established borders and a patio area.



TOTAL FLOOR AREA: 2340 sq.ft. (217.3 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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The graph shows this property's current and potential energy rating.

Accommodation

Open porch

Entrance hall wooden floor, radiator, front door with stained glass insert

Cloakroom cupboard useful cupboard for coats and shoes etc

Front living room **14' 4" into bay x 13' 2" (4.38m into bay x 4.01m)** wooden floor, feature fireplace with log burner, radiator, double glazed bay window

Rear family room/dining room **10' 11" opening to 15' 0" x 25' 7" (3.32m opening to 4.57m x 7.80m)** wooden floor, feature fireplace with log burner, two radiators, double glazed window, double glazed french doors to rear garden

Kitchen/breakfast room **29' 7" x 7' 5" opening to 9' 0" (9.01m x 2.26m opening to 2.75m)** inset sink unit with drainer cut into worktop surface, base and drawer units with worktop surfaces over, integrated appliances including Neff five ring gas hob, Neff double oven, microwave, dishwasher, spotlights to ceiling, tiled floor, two radiators, three Velux style roof windows, two double glazed window, double glazed french doors

Shower room shower cubicle with mixer shower, wash hand basin in recess, low level w.c, tiled floor, tiled walls, double glazed window

Utility room **7' 6" x 6' 9" (2.29m x 2.05m)** plumbing for washing machine and dryer, base unit, worktop surface, midway tiling, radiator, double glazed window

First floor landing radiator, double glazed window

Rear bedroom 1 **15' 1" x 12' 4" (4.60m x 3.76m)** wooden floor, fitted wardrobe, radiator, double glazed window

Front bedroom 2 **13' 0" x 12' 4" (3.97m x 3.77m)** wooden floor, fitted wardrobe, radiator, double glazed window

Rear bedroom 3 **11' 0" x 12' 9" (3.35m x 3.88m)** wooden floor, fitted display cabinet, radiator, double glazed window

Front bedroom 4 **7' 9" x 14' 6" (2.35m x 4.42m)** wooden floor, radiator, double glazed window

Study **7' 9" x 5' 9" (2.35m x 1.75m)** wooden floor, radiator, double glazed window

Bathroom feature free standing bath with centre mixer tap, separate shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

Basement stairs from entrance hall, storage areas, door to:

Workshop **14' 2" x 13' 0" (4.31m x 3.96m)** radiator, front window

Games room **15' 1" x 12' 6" (4.59m x 3.81m)** radiator, door to rear garden

Outside driveway with parking for several vehicles leading to garage, the southerly facing feature rear garden is not particularly overlooked and comprises lawned area, well established borders, paved patio area with the feature Verandah over, side area with shed leading to the rear of the garage

Garage **17' 2" x 7' 6" (5.24m x 2.28m)** up and over door, door to rear

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.