



Ian Crane Estate Agents

Moorhey Road, Liverpool, L31 5LG



£258,000 (Subject to contract)

A well presented semi detached house which is ready for a buyer to move straight into. Situated in a residential location convenient for the shops on Moorhey Road as well as being close to well regarded local schools. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, fitted cloakroom, utility room and store with access to the rear garden, living room with feature fireplace, opening to dining room with patio door to rear garden, modern fitted kitchen with integrated appliances. To the first floor there are three bedrooms and the contemporary bathroom with white suite. Driveway with off road parking for cars, rear garden with artificial lawn for easy maintenance and a patio area.



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Location:	located on Moorhey Road in Maghull close to the junction with Bridge Road
Entrance hall	storage cupboard, radiator
Cloakroom	low level w.c, wash hand basin, tiled walls, heated towel rail
Living room	15' 4" into bay x 12' 3" (4.68m into bay x 3.73m) laminate floor covering, feature fireplace with electric fire, double glazed bay window, opening to:
Dining room	9' 9" x 8' 7" (2.97m x 2.62m) laminate floor covering, spotlights to ceiling, radiator, double glazed patio door to rear garden
Kitchen	9' 5" x 9' 3" (2.87m x 2.82m) circular sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, Zanussi induction hob, Beko electric oven, integrated dishwasher and microwave, space for American style fridge/freezer, double glazed window
Utility room	5' 11" x 5' 3" (1.81m x 1.59m) plumbing for washing machine and dryer, tiled floor, double glazed window and door, door to:
Side hallway	door to rear garden, door to:
Store	7' 10" x 5' 10" (2.38m x 1.77m) useful garden storage, double glazed window
First floor landing	access to loft, double glazed window
Front bedroom 1	11' 3" x 10' 0" (3.44m x 3.04m) fitted wardrobes, storage cupboard, laminate floor covering, radiator, double glazed window
Rear bedroom 2	9' 4" x 10' 5" (2.84m x 3.18m) recess cupboard, laminate floor covering, radiator, double glazed window
Front bedroom 3	10' 5" x 8' 2" (3.17m x 2.50m) laminate floor covering, double glazed window
Bathroom	white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
Outside	driveway with parking for cars, rear garden with artificial lawn, patio area and shed
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band B
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
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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		83 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.



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