

24 Claremont Avenue, Maghull, L31 8AJ



£279,950 (Subject to contract)

Viewings are essential to appreciate this immaculately presented and tastefully decorated semi detached house that is located in a loved and sought after tree lined avenue in Maghull, close to shopping facilities, well regarded schools and the transport links of the motorway networks. Ready for a buyer to move straight in, the accommodation includes gas central heating, double glazing and briefly comprises entrance hall, front living room with feature fireplace and bay window, rear living room with fireplace and french door to rear garden, extended kitchen/breakfast room with modern fitted units and a feature side bay window. To the first floor there are three bedrooms (two with fitted furniture) and a contemporary bathroom with white suite including shower over the bath. Outside there is a lawned front garden, paved driveway with parking for cars leading to side gates giving access to the larger than average rear garden which is lawned with a patio area and there is also a detached garage.

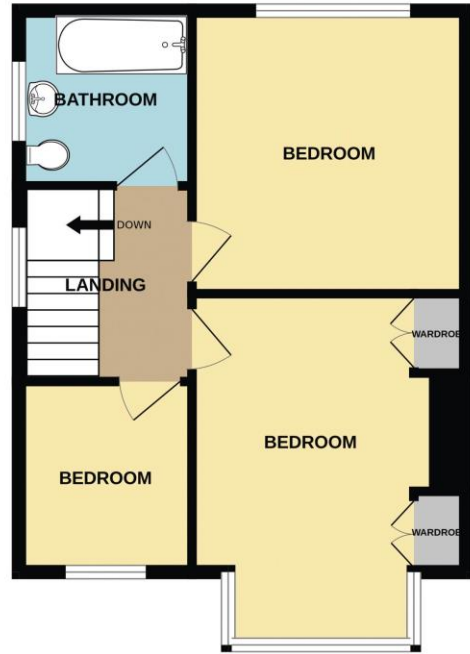
Location:	Claremont Avenue is a much sought after tree lined residential avenue located off Liverpool Road South
Entrance hall	laminated floor covering, radiator, double glazed window
Living room	14' 7" into bay x 12' 0" (4.45m into bay x 3.66m) laminated floor covering, feature fireplace with gas fire, double glazed bay window, opening to:
Dining room	11' 9" x 11' 3" (3.58m x 3.43m) laminated floor covering, feature fireplace, radiator, double glazed french door and windows to rear garden
Kitchen/breakfast room	20' 0" x 7' 0" (6.10m x 2.14m) inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, midway tiling, wine rack, wine cooler, space for range cooker, integrated dishwasher, spotlights to ceiling, radiator, two double glazed windows plus the feature double glazed side bay window, double glazed door to side
First floor landing	access to loft, double glazed window
Front bedroom 1	14' 2" into bay x 11' 4" (4.32m into bay x 3.45m) fitted wardrobes, laminated floor covering, radiator, double glazed bay window
Rear bedroom 2	11' 11" x 11' 4" (3.62m x 3.45m) fitted wardrobes and cupboards, laminated floor covering, radiator, double glazed window
Front bedroom 3	7' 10" x 7' 3" (2.40m x 2.20m) laminated floor covering, radiator, double glazed window
Bathroom	modern white suite comprising panelled bath with mixer tap and mixer shower, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, spotlights to ceiling, radiator, double glazed window
Outside	lawned front garden and paved driveway leading to side gates that lead to the larger than average rear garden which has a lawn with patio area and detached garage
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
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
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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