

38 Shop Lane, Maghull, L31 7BZ



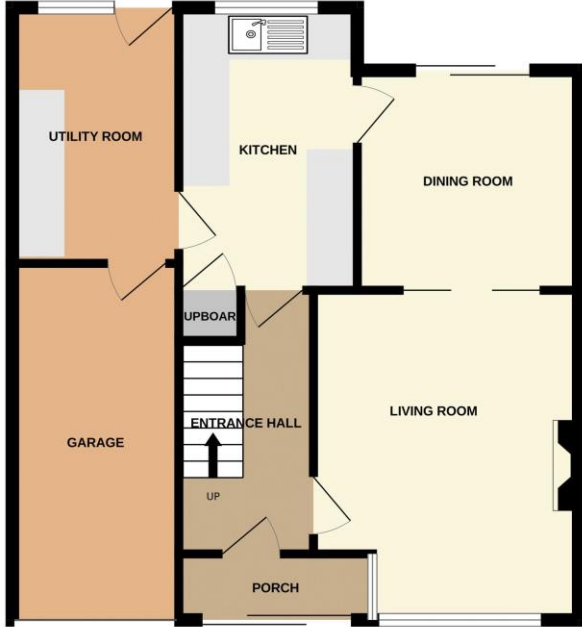
£229,950 (Subject to contract)

Ian Crane Estate Agents are pleased to offer for sale this three bedroom semi detached family home located in a great residential location, close to the Liverpool to Leeds canal, ideal for walking and within easy reach of Maghull Central Square and the surrounding supermarkets, doctors and other amenities. Offering excellent potential for the new owners to improve and add their own decor, the accommodation briefly comprises porch, entrance hall, living room with feature fireplace, sliding doors to the dining room with patio door to the rear garden, kitchen with fitted units and a separate spacious utility room which leads to both the garage and the rear garden. To the first floor there are three bedrooms and a shower room with electric shower. Outside there is a lawned front garden, block paved driveway with parking for cars leading to the garage and an attractive well tended rear garden with lawn and patio area. The property is also being sold without an ongoing chain.

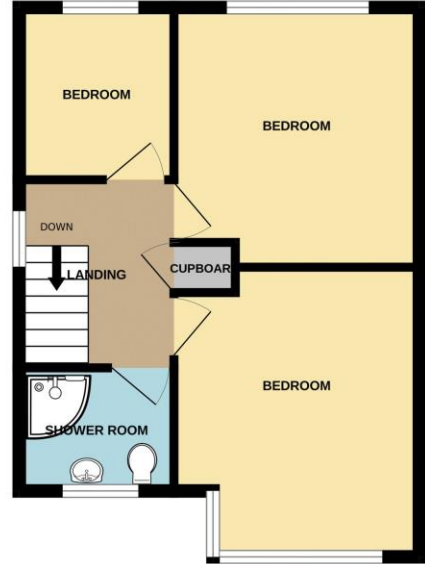
Location:	Shop Lane is off Green Lane in Maghull with the canal at the opposite end
Porch	tiled floor, double glazed sliding door
Entrance hall	under stairs storage cupboard, radiator
Living room	14' 4" x 11' 6" (4.38m x 3.51m) feature fireplace, radiator, double glazed window, sliding doors to:
Dining room	9' 7" x 9' 7" (2.92m x 2.93m) radiator, double glazed sliding patio door to rear garden
Kitchen	12' 4" x 7' 9" (3.76m x 2.36m) inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, space for cooker, plumbing for washing machine and dishwasher, Baxi gas central heating boiler, under stairs cupboard, double glazed window overlooking the rear garden, door to:
Utility room	11' 11" x 7' 2" (3.62m x 2.19m) base and drawer units with worktop surface over, wall units, door to garage, double glazed window and door to rear garden
First floor landing	storage cupboard, access to loft, double glazed window
Front bedroom 1	12' 8" x 10' 8" (3.85m x 3.25m) radiator, double glazed window
Rear bedroom 2	12' 0" x 10' 8" (3.65m x 3.25m) radiator, double glazed window
Rear bedroom 3	7' 7" x 6' 10" (2.30m x 2.09m) radiator, double glazed window
Shower room	corner shower cubicle with Mira electric shower, wash hand basin, low level w.c, tiled walls, heated towel rail, double glazed window
Outside	lawned front garden with borders for planting, driveway with parking for cars leading to the garage, lawned rear garden with well established borders and a patio area
Garage	16' 4" x 7' 3" (4.99m x 2.20m) light and power, up and over door to front
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	

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
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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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