

37 Moss Lane, Maghull, L31 9AE



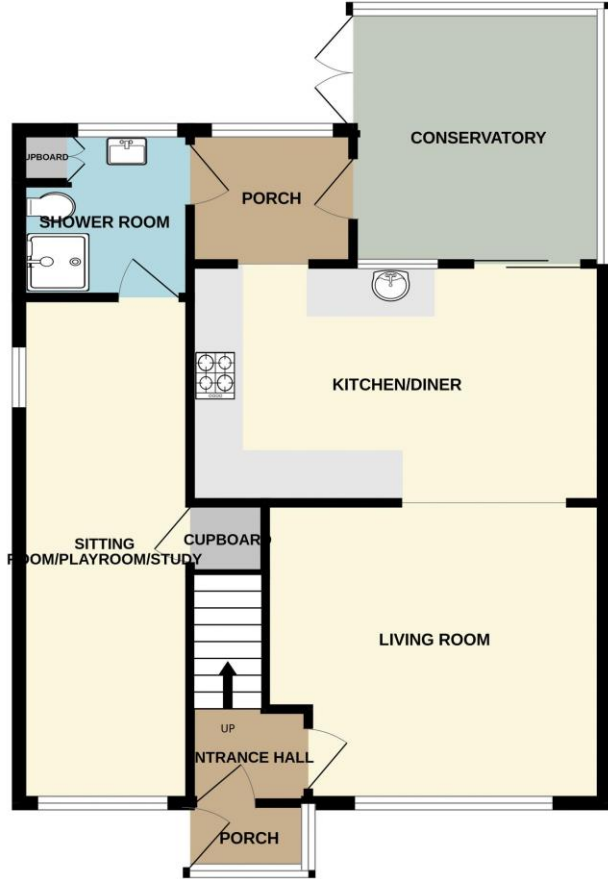
£249,950 (Subject to contract)

Situated in a much sought after location of Maghull, this attractive three bedroom semi detached house oozes charm and is perfect for your growing family. The bright living room is to the front of the property with a feature beam fireplace fitted with a gas log burner effect fire. A kitchen/diner with shaker style kitchen units and wooden beam feature to ceiling, this is ideal for family dining. Patio doors lead you through into a conservatory with 'french' doors that take you out into a patio area and garden. There is a handy downstairs shower room which leads through to a room which could be used as a study, an ideal playroom or second reception room. Upstairs there are three bedrooms, two have fitted wardrobes and a contemporary bathroom with bath, vanity sink, inset ceiling rain shower and 'WC'. The property further benefits from having a gas central heating system and double glazing. Outside there is a driveway providing off road parking and to the rear a lawn and patio area. There is also no chain involved.

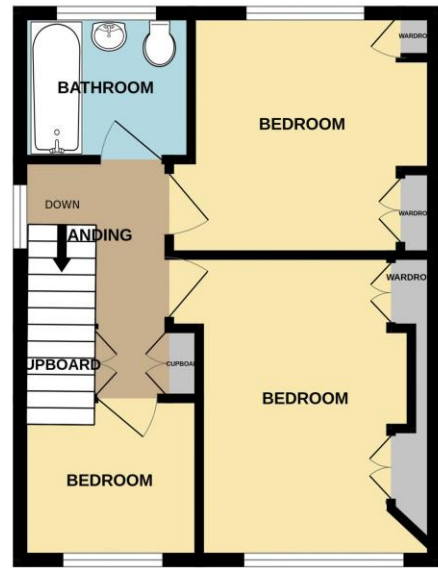
Location:	the property is located at the end of the slip road of Moss Lane in a fairly secluded position set back from the road, between the junctions of Dodds lane and Ribble Avenue
Porch	double glazed windows and door
Entrance Hall	double glazed door, laminate floor, radiator
Living room	12' 4" x 13' 6" (3.77m x 4.11m) laminate flooring, feature beam with gas log burner effect fire, spotlights to ceiling, radiator, double glazed window, opening to:
Kitchen/diner	10' 0" x 16' 11" (3.05m x 5.15m) inset circular sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, wine rack, glass display cabinets, display shelving, part tiled walls, electric cooker space, plumbing for washing machine, laminate floor, spotlights to ceiling, radiator, doorway to rear porch, double glazed window, double patio door to conservatory
Conservatory	10' 0" x 9' 11" (3.05m x 3.02m) laminate flooring, radiator, double glazed french doors leading into the rear garden
Rear Porch	double glazed window
Ground floor shower room	shower cubicle with Mira electric shower, wash hand basin in vanity unit, low level w.c, storage cupboard, tiled walls, tiled floor, radiator, double glazed window, door to:
Sitting room/playroom/study	21' 0" x 7' 3" (6.41m x 2.22m) laminate floor covering, under stairs cupboard, radiator, double glazed windows to front and side
First Floor Landing	loft access, two storage cupboards, double glazed window
Front bedroom 1	12' 7" x 9' 8" (3.83m x 2.94m) fitted wardrobes, radiator, double glazed window
Rear bedroom 2	10' 0" x 10' 0" (into recess) (3.05m x 3.05m) fitted wardrobes, radiator, double glazed window
Front bedroom 3	6' 8" (narrowing to 5'2") x 6' 11" (2.03m x 2.11m) radiator, double glazed window
Bathroom	white suite comprising panelled bath with mixer tap and mixer rain shower over, wash hand basin in vanity units, low level w.c, tiled floor, part tiled walls, heated towel rail, double glazed window
Outside	to the front there is a driveway providing off road parking, established planting areas, to the rear of the property there is lawn with patio area, decking area and raised borders with sleepers
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.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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