

55 Dover Road, Maghull, L31 5JE



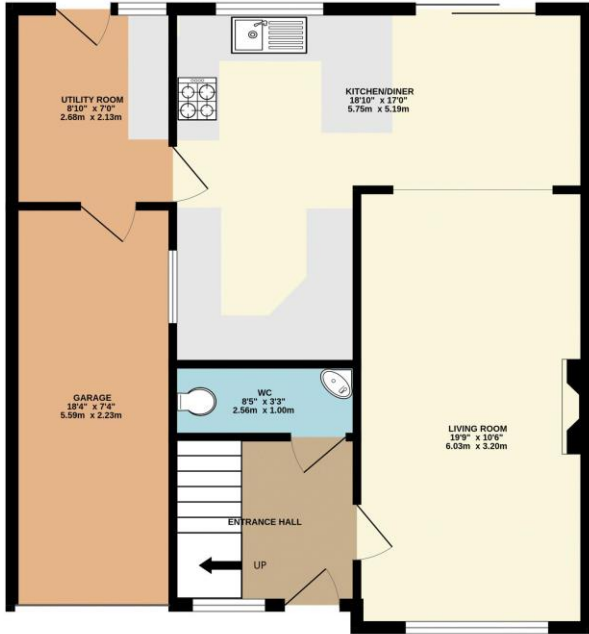
Offers in the Region Of £240,000 (Subject to contract)

Ian Crane Estate Agents offer for sale this semi detached family home that has been extended to the rear at ground floor and first floor levels. Located in a residential location convenient for schools, shopping facilities and close to the transport links of the M58 and M57 motorways. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, ground floor cloakroom, living room with feature fireplace opening to kitchen/diner with a wide range of fitted units including breakfast bar, integrated appliances and patio door to the rear garden, utility room leading to garage and garden. To the first floor there are three double bedrooms, shower room with electric shower. Driveway with parking for cars leading to garage, lawned front garden and the rear garden with lawn, patio area and decked area with shed/bar.

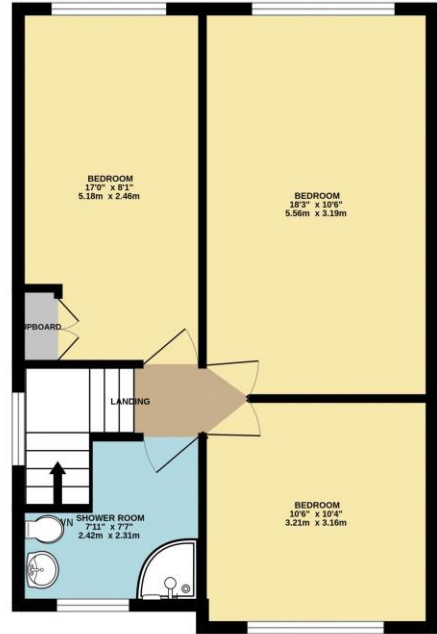
Location:	Dover Road is located between Northway and Moorhey Road in Maghull
Entrance hall	lamine floor covering, radiator, double glazed door
Cloakroom	low level w.c, wash hand basin, tiled floor, heated towel rail
Living room	19' 9" x 10' 6" (6.03m x 3.20m) feature fireplace with gas fire, radiator, double glazed window, opening to:
Kitchen/diner	17' 0" maximum x 18' 10" maximum (5.19m maximum x 5.75m maximum) inset sink unit with drainer, base and drawer units including spacious corner larder cupboard, worktop surfaces over including breakfast bar, integrated Lamona appliances including five ring gas hob, oven, microwave, dishwasher and fridge, spotlights to ceiling, double glazed window, double glazed patio doors to rear garden, double glazed door to utility room, opening to:
Utility room	8' 10" x 7' 0" (2.68m x 2.13m) base unit, inset sink unit, plumbing for washing machine, double glazed window and door to rear garden, door to garage
First floor landing	double glazed window
Rear bedroom 1	18' 3" x 10' 6" (5.56m x 3.19m) radiator, double glazed window
Rear bedroom 2	17' 0" x 8' 1" (5.18m x 2.46m) cupboard housing gas central heating boiler, radiator, double glazed window
Front bedroom 3	10' 4" x 10' 6" (3.16m x 3.21m) radiator, double glazed window
Shower room	corner shower cubicle with Aqualasia electric shower over, wash hand basin and w.c, in vanity unit, tiled walls, storage cupboard, heated towel rail, double glazed window
Outside	lawned front garden with areas for planting, driveway with parking leading to the garage, lawned rear garden with patio area as well as a decked area including shed/bar
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
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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