



Ian Crane Estate Agents

## Larchwood Avenue, Maghull, L31 7BS



**£285,000** (Subject to contract)

A particularly spacious and extended semi detached family home with accommodation over three floors and located in a popular residential area convenient for all local amenities and transport links. The well planned and tastefully decorated accommodation includes gas central heating, double glazing (except feature window on landing) and briefly comprises entrance hall, front living room, separate extended rear family room with french doors to garden, kitchen/diner with fitted units. To the first floor there are three bedrooms and shower room with corner shower cubicle. To the 2nd floor there is a further bedroom. Driveway with parking for cars, lawned and fenced rear garden with patio area, utility room/workshop.



## Ian Crane Estate Agents

<b>Location:</b>	Larchwood Avenue is a residential road between Liverpool Road South and Broadwood Avenue
<b>Entrance hall</b>	storage cupboard, parquet wooden flooring, radiator
<b>Front living room</b>	<b>12' 9" maximum x 12' 3" (3.88m maximum x 3.74m)</b> radiator, double glazed window
<b>Rear family room</b>	<b>18' 7" x 11' 8" (5.67m x 3.55m)</b> feature fireplace with log burner, radiator, double glazed french doors and windows to rear garden
<b>Kitchen/diner</b>	<b>15' 5" maximum x 10' 2" (4.71m maximum x 3.10m)</b> inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for dishwasher, washing machine and dryer, under stairs cupboard, laminate floor covering, radiator, double glazed windows to side and rear, double glazed door to rear garden
<b>First floor landing</b>	window with stained glass effect
<b>Front bedroom 1</b>	<b>14' 5" x 11' 11" (4.39m x 3.63m)</b> fitted wardrobes to one wall, radiator, double glazed window
<b>Rear bedroom 2</b>	<b>11' 6" x 11' 6" (3.50m x 3.51m)</b> radiator, double glazed window
<b>Front bedroom 3</b>	<b>6' 4" x 6' 11" (1.92m x 2.12m)</b> radiator, double glazed window
<b>Shower room</b>	corner shower cubicle with Triton electric shower, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window
<b>2nd floor landing</b>	double glazed window
<b>Bedroom</b>	<b>10' 10" x 11' 9" plus recess (3.31m x 3.57m plus recess)</b> radiator, three Velux roof windows
<b>Outside</b>	paved and loose stoned driveway with parking for cars, rear garden with lawn, patio area, shed and access to:
<b>Utility room/workshop</b>	<b>14' 6" x 6' 7" (4.43m x 2.00m)</b> light and power, sink unit with plumbing for washing machine, door to rear and double doors to the front.
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Freehold

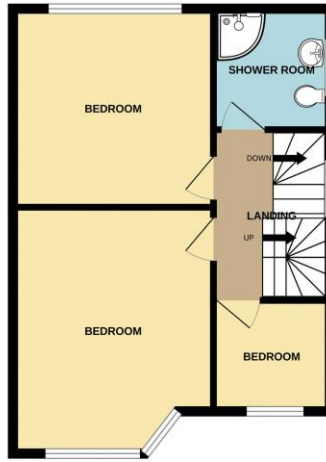
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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.



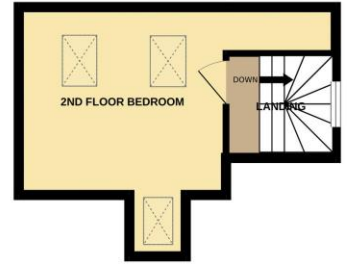
GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.6 sq.m.) approx.

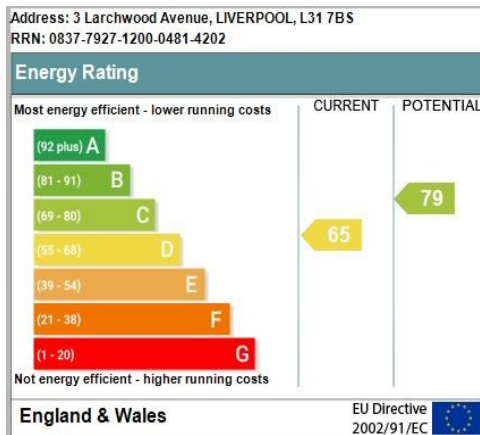


2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.  
Made with Metropix ©2023





Ian Crane Estate Agents

