



Ian Crane Estate Agents

Shop Lane, Maghull, L31 7BZ



£239,500 (Subject to contract)

A semi detached house situated on a corner plot with a pleasant outlook to the front of the property and within easy reach of the facilities of Maghull Central Square. The accommodation although requiring some modernisation, is well presented and briefly comprises porch, entrance hall, living/dining room with feature fireplace and patio door to the rear garden, kitchen with fitted units and door to rear, there is also the convenience of a ground floor shower room. To the first floor there are three bedrooms and a modern bathroom with white suite. Outside there is a side driveway that leads to the garage, the large lawned front garden and a smaller lawned rear garden with patio area and borders for planting. The property is also being sold without an ongoing chain for a potentially more straightforward purchase.



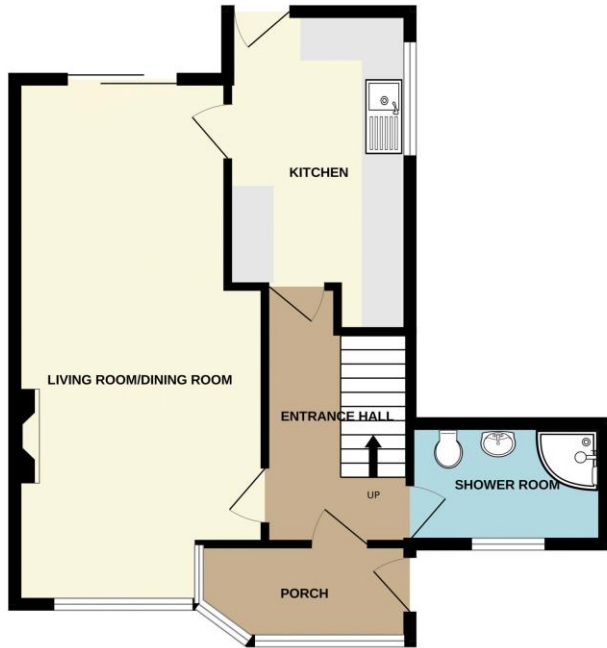
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Location:	the property is located on the corner of Shop Lane and Green Lane in Maghull
Porch	double glazed windows and door
Entrance hall	radiator
Ground floor shower room	corner shower cubicle with Triton electric shower, wash hand basin with vanity unit, low level w.c, tiled walls, heated towel rail, double glazed window
Living room/dining room	24' 4" x 10' 11" reducing to 9' 8" (7.41m x 3.34m reducing to 2.95m) feature fireplace with gas fire, two radiators, double glazed front window, double glazed patio door to rear
Kitchen	12' 5" x 7' 8" (3.78m x 2.34m) inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for washing machine, Worcester gas central heating boiler, two double glazed windows to side, door to rear garden
First floor landing	access to loft, storage cupboard, double glazed window
Front bedroom 1	12' 8" x 10' 9" (3.85m x 3.27m) radiator, double glazed window
Rear bedroom 2	12' 0" x 10' 9" (3.66m x 3.27m) radiator, double glazed window
Rear bedroom 3	7' 5" x 6' 9" (2.25m x 2.06m) radiator, double glazed window
Bathroom	bath with mixer tap, wash hand basin in vanity unit, low level w.c, tiled walls, double glazed window
Outside	the property occupies a corner plot and has a large lawned front garden with a pleasant outlook from the front of the house, there is a side driveway that leads to the garage and a triangular shaped lawned rear garden with patio area and borders for planting
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	To be confirmed by the sellers Solicitor

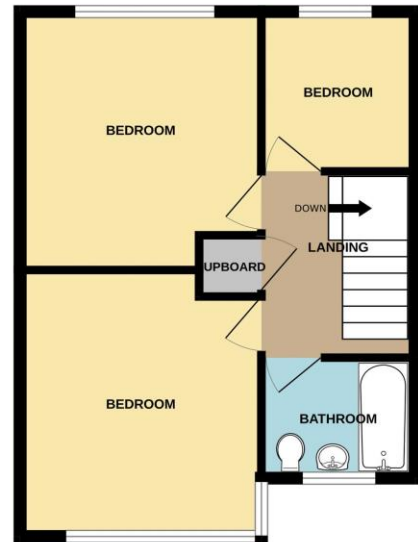
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements 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
521 sq.ft. (48.4 sq.m.) approx.

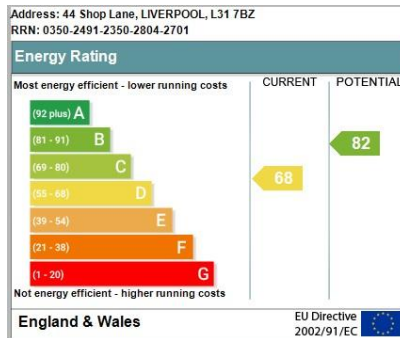


1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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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