

65 Wynnstay Avenue, Maghull, L31 0BG



£229,950 (Subject to contract)

A well presented extended semi detached family home with a lovely rear garden. The property benefits from a gas central heating system and double glazing. The accommodation briefly comprises of: attractive entrance hall, front living room; extended rear lounge with patio doors to garden; fitted kitchen; to the first floor there are three bedrooms (with fitted bedroom furniture) and a combined spacious bathroom with four piece white suite. Block paved garden to front with driveway, well proportioned westerly facing rear garden with detached garage, attached gazebo, summerhouse and timber shed. An internal inspection is strongly recommended in order to fully appreciate the array of attractive features on offer. **** No Chain Involved****

Location: On leaving Ian Crane Estate Agents turn right, at traffic lights turn left onto Northway, take the first exit on your left into Dodds Lane continue around the bend and take the first road on your right into Wynnstay Avenue the property can be located on your left hand side.

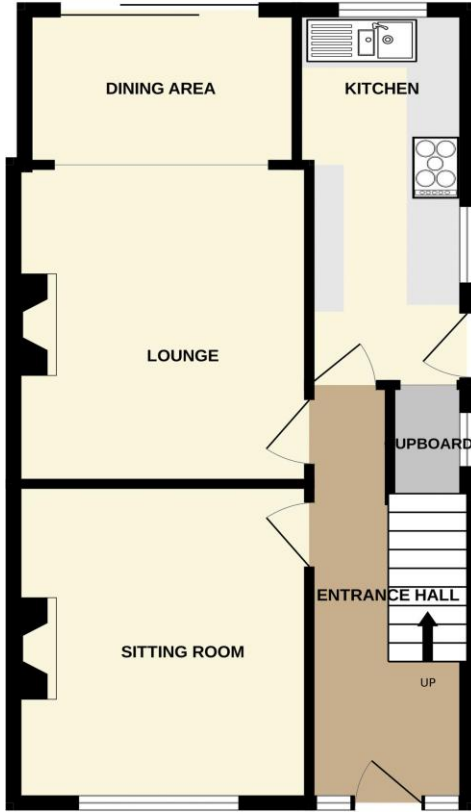
Viewing Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view

Council tax Council tax band C

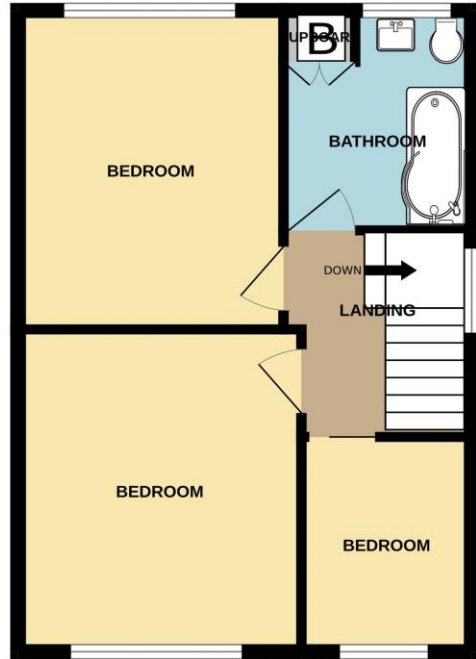
Tenure Freehold

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
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

