



ALASTAIR SAVILLE
ESTATE AGENTS

Molyneux Road, Maghull

Offers Over £330,000

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- Semi Detached Family Home • Four Bedrooms
- Two Large Reception Rooms • Well Presented Throughout
- Downstairs WC/ Utility • Amazing Rear Gardens With Expansive Lawns
- Driveway And Garage • Viewing Essential
- EPC Rating- C • Council Tax Band- D



SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION IN MAGHULL, FOUR GOOD SIZED BEDROOMS, TWO LARGE RECEPTION ROOMS, WELL PRESENTED THROUGHOUT, DOWNSTAIRS WC/UTILITY, INTEGRAL GARAGE, BEAUTIFUL EXPANSIVE REAR GARDENS, DRIVEWAY ALLOWING FOR PARKING FOR A NUMBER OF CARS- VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT.

This beautifully presented home offers spacious, versatile accommodation which is perfect for a growing family. Situated in the ever popular location of Molyneux Road, the property enjoys being close to Maghull train station, local amenities and Summerhill Primary school. The accommodation comprises entrance porch, hallway, large dining room with Bay window to the front, large living room with French doors leading out to the beautiful rear gardens, kitchen/breakfast room, WC/utility and an integral garage to the ground floor. To the first floor are four

great sized bedrooms, the family bathroom and a separate WC. .





Ground Floor area 84.31m²

1st Floor area 53.36m²

8 Molyneux Road, L31 3DX

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor-areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

