



24 Puffin Close

Maghull, L31 1GF

Offers in excess of £340,000



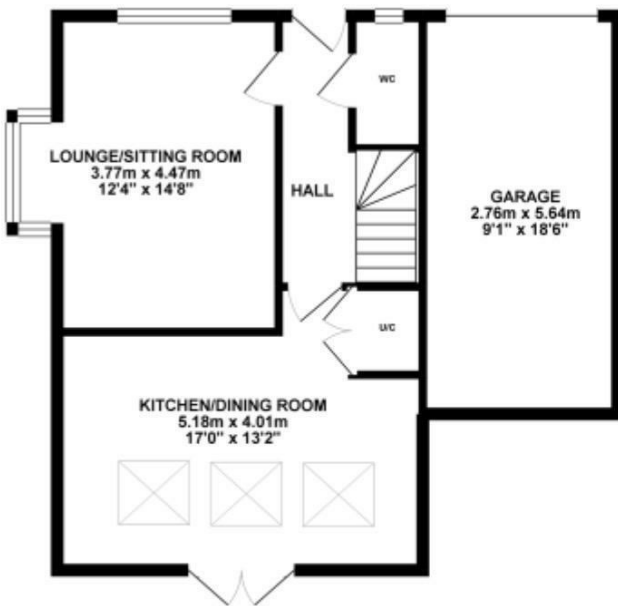
24 Puffin Close

Maghull, L31 1GF

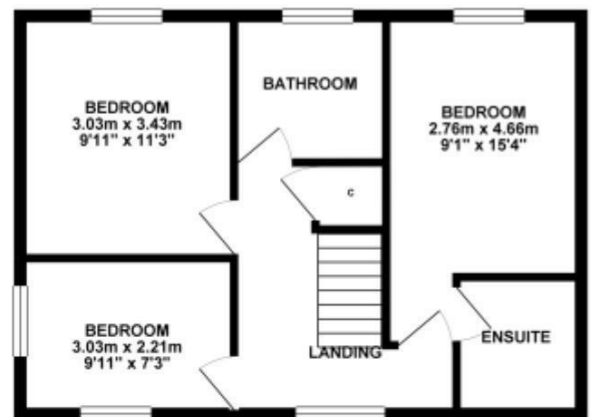
Offers in excess of £340,000



GROUND FLOOR 57.23 sq. m.
(616.05 sq. ft.)



1ST FLOOR 44.76 sq. m.
(481.80 sq. ft.)

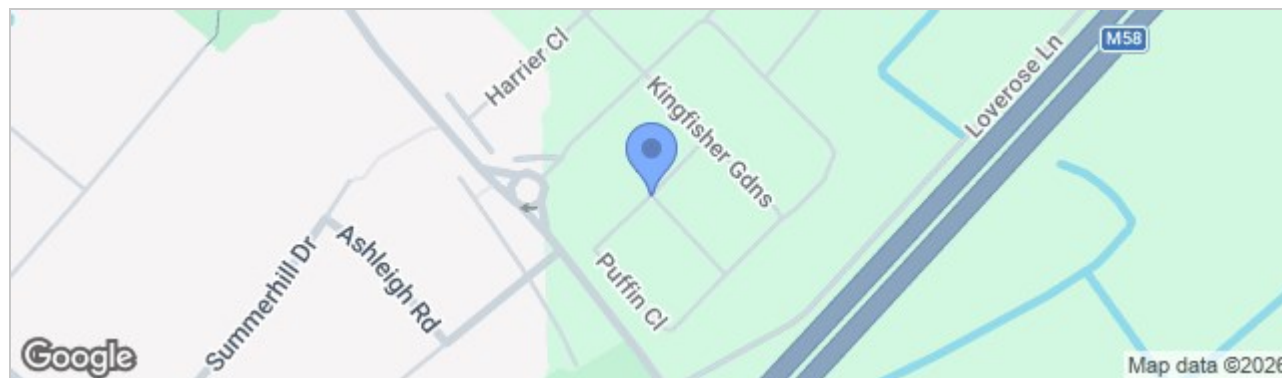


TOTAL FLOOR AREA : 101.99 sq. m. (1097.86 sq. ft.) approx.

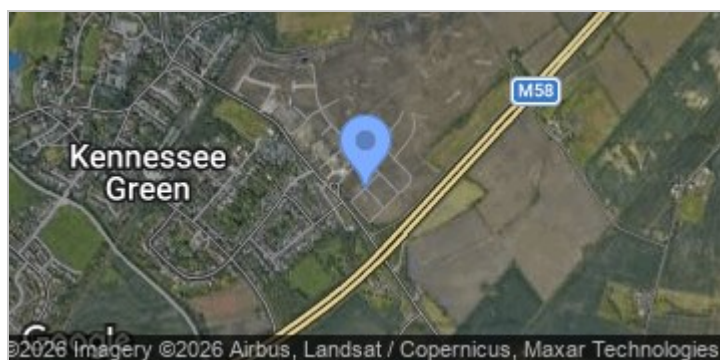
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2026



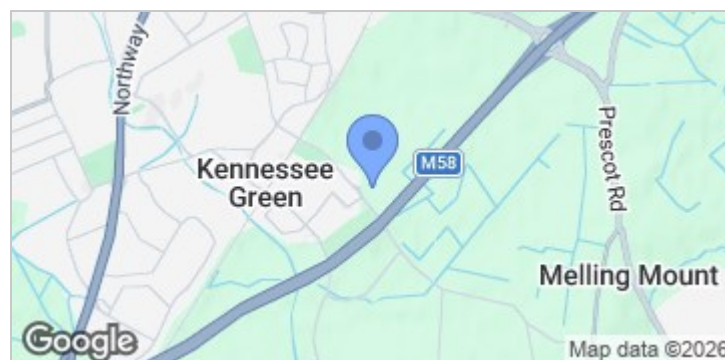
Road Map



Hybrid Map



Terrain Map



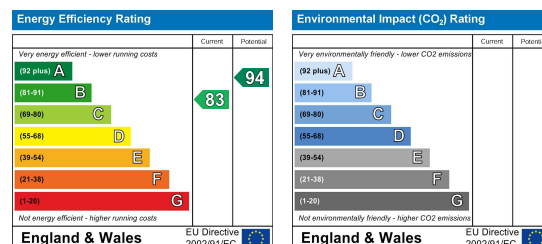
- **PRIME CORNER PLOT POSITION WITHIN THE SOUGHT-AFTER EASTBROOK VILLAGE**
- **IMMACULATE TWO-YEAR-OLD THREE BEDROOM DETACHED HOME WITH REMAINING 10-YEAR WARRANTY**
- **GENEROUS DRIVEWAY PARKING FOR MULTIPLE VEHICLES PLUS GARAGE**
- **BESPOKE OPEN-PLAN KITCHEN DINER WITH ISLAND, GRANITE WORKTOPS & INTEGRATED APPLIANCES**
- **THREE DOUBLE BEDROOMS INCLUDING PRINCIPAL WITH EN-SUITE & MODERN FAMILY BATHROOM**
- **LANDSCAPED, BRICK WALL-ENCLOSED REAR GARDEN WITH SUNNY ASPECT IN A DESIRABLE MAGHULL LOCATION**
- **TENURE FREEHOLD - COUNCIL TAX BAND D**

Viewing

Please contact our Formby Office on 01704827402 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003
Email: crosby@abode.group.co.uk
Web: www.abode-group.co.uk

Tel: 0151 601 3003
Email: allerton@abode-group.co.uk
Web: www.abode-group.co.uk

Tel: 01704 827 402
Email: formby@abode-group.co.uk
Web: www.abode-group.co.uk