



ALASTAIR SAVILLE  
ESTATE AGENTS

Eastway, Maghull, L31 6BS

£260,000

4 1 2



- Four Bedroom Detached
- Spacious Kitchen
- Spacious Bathroom
- South Facing Garden
- No Chain
- Spacious Lounge
- Utility Room
- Integral Garage
- Off Road Parking
- EPC C, Council Tax Band C





AN EXTENDED FOUR BEDROOMED SEMI DETACHED HOUSE SITUATED ON EASTWAY, TWO RECEPTION ROOMS, SPACIOUS KITCHEN, UTILITY ROOM , IDEAL FAMILY HOME . This delightful four bedroom, semi detached family home is situated on Eastway close to reputable schools, shops and transport links. The property offers extended accommodation, yet can be extended further and has so much potential, perfect to suit any family buyer. Internally the property comprises porch, entrance hall, lounge, dining room, kitchen leading to a utility room to the ground floor. To the first floor there are four bedrooms and the family bathroom. To the outside of the property there is a pleasant garden to the rear with further gardens and off road parking to the front. The added benefit from having an integral garage which could again be converted into a living space. An early inspection is advised.



Ground Floor area 69.87m<sup>2</sup>

1st Floor Area 46.72m<sup>2</sup>

64 Eastway, L31 6BS

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 for guidance purposes 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	