



ALASTAIR SAVILLE
ESTATE AGENTS

Heron Way, Maghull, L31 1LS

£260,000

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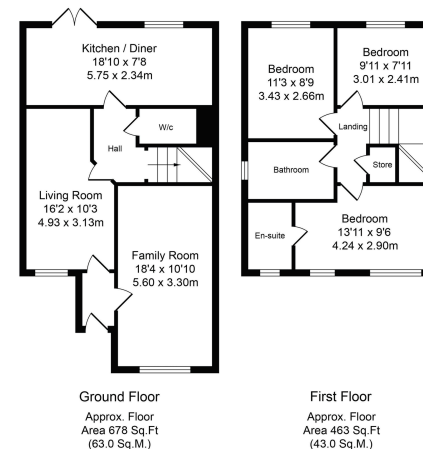
- Three Bedroom Detached Property
- Lounge
- Downstairs W/C
- Three Double Bedrooms
- Council Tax Band D, EPC B
- Immaculately Presented
- Office/Play Room/Second Lounge
- En Suite To Main Bedroom
- Private Enclosed Rear Garden
- Freehold.





Total Approx. Floor Area 1141 Sq.ft. (106.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



IMMACULATLEY PRESENTED DETACHED FAMILY HOME, CREDIT TO ITS CURRENT VENDOR, THREE DOUBLE BEDROOMS- ONE WITH ENSUITE, OFFICE/ PLAY ROOM / SECOND LOUNGE (Converted Garage) MODERN KITCHEN/ DINER, DOWNSTAIRS WC, GARDENS TO THE FRONT AND REAR, DRIVEWAY. CLOSE TO MAGHULL NORTH TRAIN STATION. VIEWING ESSENTIAL!

This property is a credit to the current owners. Being beautifully presented throughout, you could move straight in without lifting a finger (other than unpacking!). The property offers spacious light accommodation throughout and is suitable for any family buyer looking for a modern home on this sought after estate. The accommodation comprises entrance hallway, living room, Office/Play room /Second Lounge (Converted garage) kitchen/ diner to the ground floor. To the first floor are three double bedrooms, one with an en-suite, and the family bathroom.

Alastair Saville Estate Agents

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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	