

FOR SALE

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ESTATE AGENTS
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Kendal Drive, Maghull

£250,000

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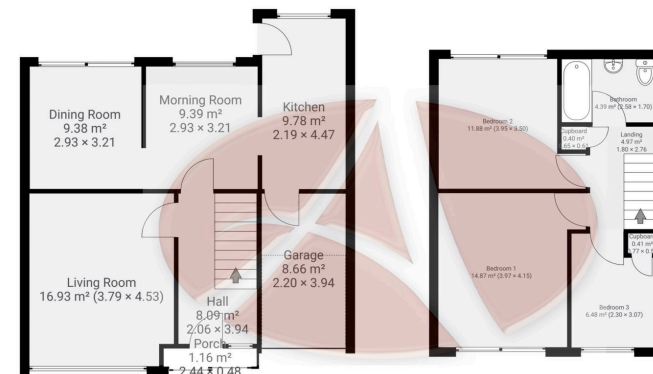
- Semi Detached Family Home sold with No Chain
- Sought After Lakes Estate Location
- Three Good Sized Bedrooms
- Three Reception Rooms
- Well Presented Throughout
- Enclosed Rear Gardens
- Garage And Driveway
- Viewing Essential
- EPC Rating- C
- Council Tax Band- D



NO CHAIN, SEMI DETACHED FAMILY HOME, THREE GOOD SIZED BEDROOMS, TWO RECEPTION ROOMS, KITCHEN AND UTILITY ROOM, ENCLOSED GARDENS, DRIVEWAY AND GARAGE. POPULAR LAKES ESTATE LOCATION, CLOSE TO LOCAL AMENITIES. BE QUICK!

This semi detached house has been in the same ownership for a number of years and has been a fantastic family home. The property enjoys spacious accommodation throughout. Comprising entrance porch, hallway, lounge, dining room, kitchen, utility room and integral garage to the ground floor. To the first floor are three good sized bedrooms, shower room and separate WC. Externally there is a driveway with a garden area to the front and enclosed rear gardens that enjoy a patio area as well as lawns with an array of mature shrubs. This is a rare opportunity and we would strongly recommend an early viewing.





Ground floor area 63.36m²

1st floor area 43.38m²

50 Kendal Drive, L31 9AZ

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 purpose 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) A		
(81-91) B		81
(69-80) C	69	
(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	