



J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



155 Deyes Lane, Liverpool, L31 6DH

£1,400 Per month

Nestled on Deyes Lane in the sought after village of Maghull, this charming semi-detached house offers a delightful blend of modern comfort and classic appeal. Recently refurbished, the property boasts four spacious bedrooms, making it an ideal family home. With a generous living space of 1,346 square feet, the house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The interior has been thoughtfully updated with new flooring and a fresh coat of paint, creating a bright and welcoming atmosphere throughout. The property also includes a convenient utility room, adding to the practicality of everyday living.

Outside, you will find well-maintained gardens at both the front and rear, providing a lovely space for outdoor activities or simply relaxing in the fresh air. Off-road parking is available for one vehicle, ensuring ease of access.

Location is key, and this home is ideally situated within walking distance to local train stations, making commuting a breeze. Additionally, it is close to Maghull primaries and high schools, making it a perfect choice for families with children.

This property is a rare find in a sought-after area, and viewings are strongly recommended to fully appreciate all it has to offer. Whether you are looking for a new family home or a solid investment, this semi-detached house on Deyes Lane is sure to impress.

Hallway

With laminate flooring.

Front Lounge



With laminate flooring, bow bay double glazed window, double radiator

Rear Lounge



With laminate flooring, uPVC double glazed patio doors to rear garden, radiator, open arch to front lounge and open to modern fitted kitchen.

Modern breakfasting kitchen



With range of matching wall and base units, granite style work surfaces, integrated electric oven with separate grill, integrated microwave, single drainer stainless steel sink unit with mixer tap, uPVC double glazed window, door leading to utility room.

Utility Room



With rolled edged work surfaces, uPVC double glazed window, door to rear garden, door leading to bedroom 4, radiator, laminate flooring.

Bedroom 4



With two double glazed windows, radiator, laminate flooring.

Landing

With frosted glass double glazed window to side elevation, radiator.

Front bedroom 1



With fitted wardrobes, uPVC double glazed window, radiator.

Rear Bedroom 2



With double glazed window, radiator.

Front Bedroom 3



With double glazed window, radiator.

Modern family bathroom



With four piece white suite comprising of panelled bath, shower cubicle, low level W.C., wash hand basin, tiled floor, tiled walls, frosted glass double glazed window, radiator.

Front Garden

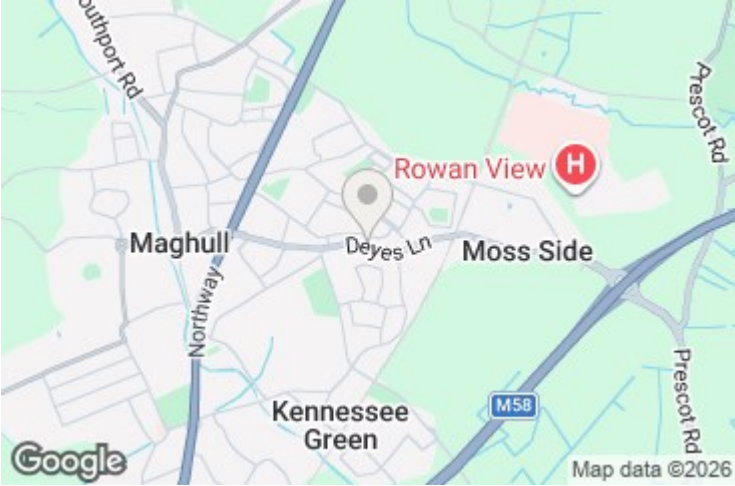


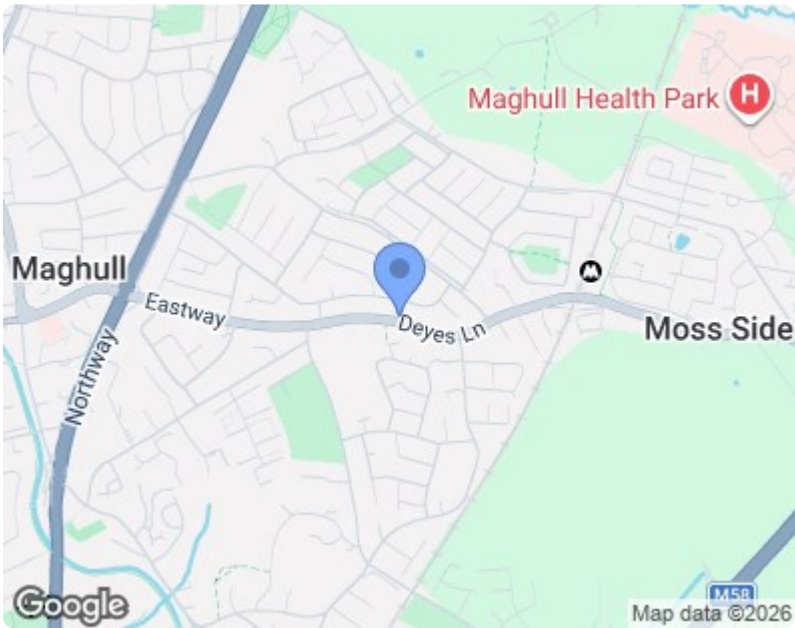
With off road parking, planting borders, front walled boundary.

Rear Garden



With fenced boundaries, paved patio areas, lawned area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	74	83
EU Directive 2002/91/EC		