



CHURCHER
01704 338451
FOR SALE



EASTON SAVILLE
ESTATE AGENTS

14 Sandiways,

Offers Over £175,000

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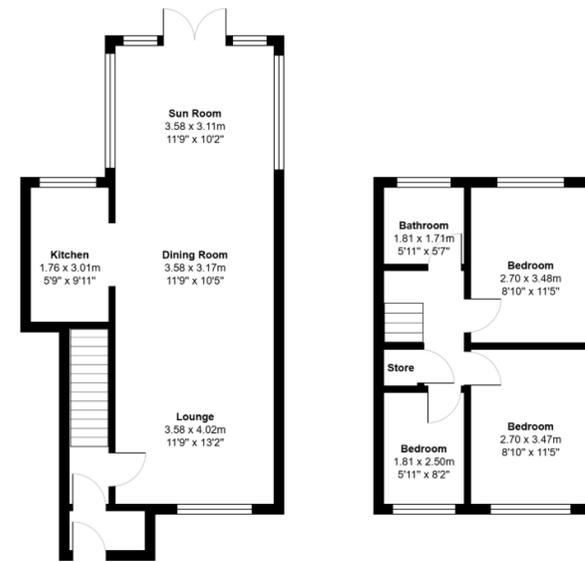
- 3 BEDROOM PROPERTY
- OVERLOOKING PLAYING FIELDS AND PARK
- GREAT LOCATION FOR SCHOOLS AND AMENITIES
- EASY MAINTENANCE ASTRO TURF GARDEN
- FREEHOLD
- QUIET CUL-DE-SAC LOCATION
- WONDERFUL, FAMILY OPEN PLAN LIVING ACCOMODATION
- NOT OVERLOOKED FROM FRONT OR REAR
- SEVERAL PARKING OPTIONS
- COUNCIL TAX BAND - B



EXTENDED THREE BEDROOM PROPERTY NOT OVERLOOKED TO THE REAR OR FRONT, PRIVATE LOCATION, THE PROPERTY BACKS ONTO A BEAUTIFUL PARK AREA. .

Situated in a tucked away location, sits this three bedroom semi detached house which offer spacious accommodation throughout. The property is ideally situated for the local schools, transport links and shops in both Maghull Square and on Deyes Lane. The accommodation comprises entrance porch, lounge, dining room, kitchen, three bedrooms and a bathroom. The property enjoys a lovely enclosed garden to rear which enjoys a sunny aspect and has the added bonus of a garage and parking. Looking out on to the Green, the property enjoys a pleasant outlook and we would really encourage an early viewing to avoid disappointment.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	