



ALANSTAIR SAVILLE
ESTATE AGENTS

8 Sandford Drive,
£285,000

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BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE, CREDIT TO THE CURRENT VENDORS, TURN KEY READY, THREE DOUBLE BEDROOMS, MODERN KITCHEN/DINER WITH INTERGARTED APPLIANCES, ENCLOSED GARDENS, OFF ROAD PARKING AND GARAGE. PERFECT FAMILY HOME!

This semi detached family home sits on the ever popular Sandford Drive in Maghull. Offering spacious, beautifully presented accommodation the property is a credit to the current vendors who have modernised the house throughout. The accommodation comprises entrance hallway, lounge, modern kitchen/diner overlooking the gardens and a utility room to the ground floor. To the first floor are three double bedrooms and the modern bathroom which has both a bath and shower. Externally there is a driveway which provides off road parking, garage and enclosed landscaped gardens to the rear. This is an opportunity not to be missed and we would recommend an early viewing.

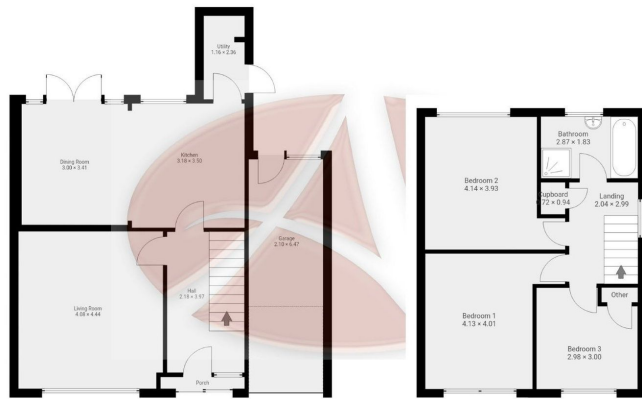
Entrance Porch 2.31m x 0.62m (7'6" x 2'0")
Double glazed Upvc sliding patio door. Tiled flooring. Wall light.
Further double glazed Upvc door leading into the

Hallway 3.4m x 1.96m (11'1" x 6'5")
Doors off to various rooms. Staircase leading to the first floor landing. Under stairs cupboard. Meter cupboard. Karndean flooring. Radiator.

Lounge 4.4m x 4m (14'5" x 13'1")
Double glazed Upvc window to the front. Feature gas fire. Television point. Karndean flooring. Radiator.

Kitchen/ Diner 6.2m x 3.2m (20'4" x 10'5")
Double glazed Upvc French doors leading out to the rear garden and double glazed Upvc window overlooking the garden. Range of wall and base units incorporating quartz worksurfaces with inset one and a half bowl sink with mixer tap over. Integrated oven with four ring induction hob. Integrated fridge. Integrated freezer. Integrated microwave. Tiled flooring. Two radiators. Double glazed obscured Upvc door leads out to





Ground floor approx area - 65.0m²

1st Floor approx area - 48.1m²

8 Sandford Drive, L31 0AL

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 as a guide only 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.

- Immaculate Semi Detached Family Home
- Modern Bathroom With Bath And Separate Shower
- Walking Distance To Maghull Square
- Garage
- EPC C
- Modern Throughout
- Enclosed Landscaped Gardens with Astro Turf
- Off Road Parking
- Council Tax Band- C

