



ALASTAIR SAVILLE
ESTATE AGENTS

21 Green Link

£350,000

3 1 2



PORCH Composite Entrance Door with side window, tiled flooring, radiator, wall mounted fuse board.

FRONT LOUNGE 17' 0" x 15' 6" (5.19m x 4.73m) Double glazed window, stairs leading to first floor, solid oak wood flooring, radiator.

OPEN PLAN KITCHEN / DINING ROOM 20' 9" x 9' 2" (6.35m x 2.81m) Double glazed window, high and low level 'Shaker' style kitchen units with Granite working surfaces and upstands and under counter lighting, two separate integrated 'Bosch' ovens, 'Bosch' hob with glass splash back and stainless steel extractor hood, integrated 'Bosch' dishwasher, integrated fridge, radiator, solid oak wood flooring, inset spotlights to ceiling, open through to morning room.

MORNING ROOM 10' 9" x 9' 7" (3.30m x 2.94m) Double glazed 'French' doors to garden, double glazed window to side, double glazed 'Velux' window to vaulted ceiling, solid oak wood flooring, radiator, inset spotlights to ceiling.

GROUND FLOOR WC 6' 2" x 4' 10" (1.89m x 1.49m) Double glazed frosted window, low level WC, wash hand basin set onto vanity unit with mixer tap, chrome heated ladder towel rail, solid oak wood flooring, inset spotlights to ceiling.

INNER HALL 5' 8" x 2' 9" (1.75m x 0.84m) Double glazed frosted panel door to garage, solid oak wood flooring, inset spotlights to ceiling.

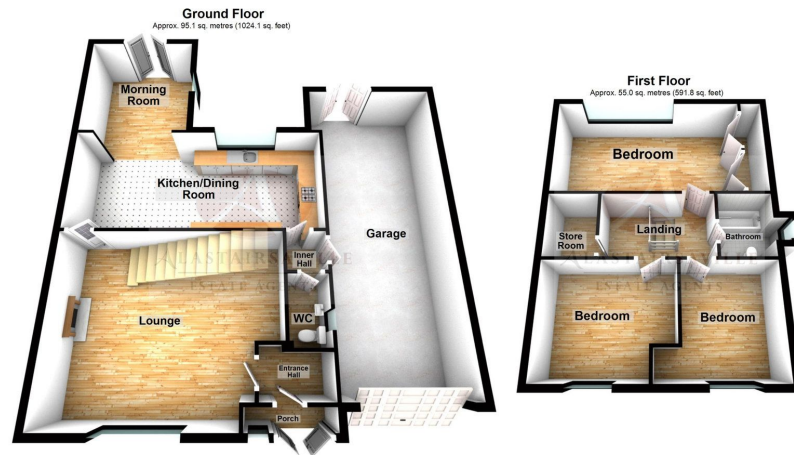
REAR BEDROOM ONE 17' 1" x 9' 11" (5.23m x 3.04m) Double glazed window, built in storage, laminate flooring, radiator.

FRONT BEDROOM TWO 11' 9" x 9' 6" (3.60m x 2.90m) Double glazed window, laminate flooring, radiator.

FRONT BEDROOM THREE 11' 9" x 7' 1" (3.60m x 2.16m) Double glazed window, laminate flooring, radiator.

BATHROOM 6' 11" x 5' 6" (2.13m x 1.69m) Double glazed frosted window, bath, low level WC, wash hand basin into vanity unit, chrome modern style radiator, fully tiled flooring and walls.





Total area: approx. 150.1 sq. metres (1615.9 sq. feet)

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide. Plan produced using PlanIt.

21 Green Link, Maghull

- Stunning Three Bedroom Link • Spacious Lounge
- Detached Property
- Modern Open Plan Kitchen, Dining Room, Lounge Area
- Down Stairs W/C
- Modern Bathroom
- Good Sized Bedrooms
- Private Rear Garden Not Over Looked
- Spacious Driveway
- EPC C, Council Tax Band D

