



ALASTAIR SAVILLE
ESTATE AGENTS

Howells Close, Maghull

£260,000

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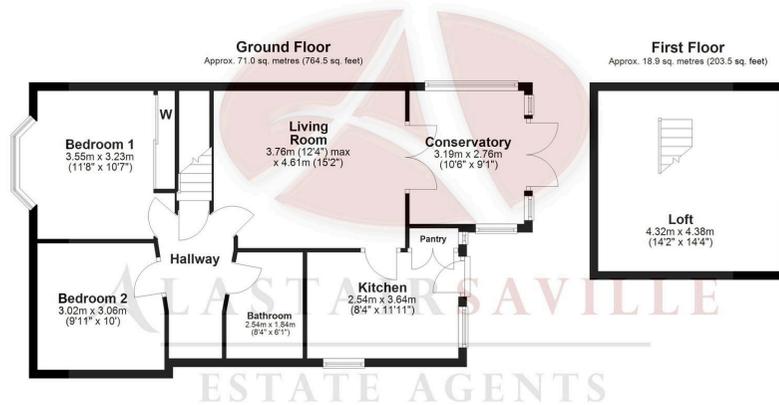


- Semi Detached True Bungalow In Sought After Location
- Beautifully Presented Throughout
- Living Room And Conservatory
- Enclosed Rear Gardens, Detached Garage And Driveway
- EPC Rating- Pending
- Close To Maghull Square
- Two Double Bedrooms
- Modern Kitchen And Bathroom
- Viewing Essential
- Council Tax Band- C



AN EXCEPTIONALLY PRESENTED, TWO DOUBLE BEDROOM BUNGALOW OFFERING EXTENDED LIVING SPACE, A GENEROUS GARDEN, AND OFF-ROAD PARKING IN THE SOUGHT-AFTER AREA OF HOWELLS CLOSE, MAGHULL. MODERN KITCHEN AND BATHROOM. DRIVEWAY AND DETACHED GARAGE. VIEWING A MUST!

Discover this charming and spacious bungalow, perfectly positioned in a desirable residential area. Boasting bright and well-proportioned rooms, this home offers comfortable living with the added benefit of a versatile conservatory and a superb, much larger than average garden, ideal for relaxation and entertaining. The property further benefits from a driveway and a detached garage, making it an excellent choice for a variety of prospective homeowners.



Total area: approx. 89.9 sq. metres (968.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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