



## 15 Ravenglass Avenue, Liverpool, L31 6BZ

### Asking Price £100,000

1 Bedroom Ground Floor Flat with Garden – Central Maghull Location – No Chain

Ideal for first-time buyers, downsizers, or investors, this one-bedroom ground floor flat is perfectly situated in a central Maghull location, just a short stroll from Maghull Square with its excellent range of shops, cafés, and local amenities. The property is offered with no onward chain and provides comfortable, easily managed accommodation throughout.

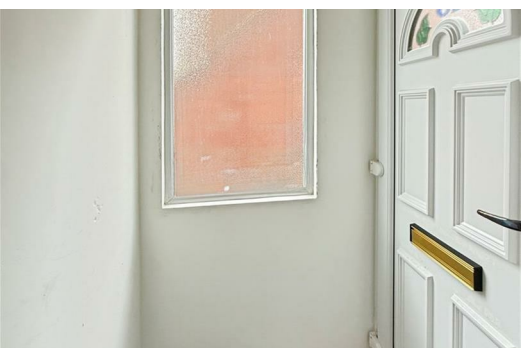
The accommodation briefly comprises an entrance porch leading into a bright lounge to the front aspect, featuring a focal fireplace. There is a fitted kitchen, a good-sized double bedroom, and a wet-room style mobility shower room for added practicality and ease of access.

Externally, the property enjoys gardens to the rear, providing a pleasant outdoor space ideal for relaxation or light gardening.

The location is superb for commuters, offering easy access to motorway links and an easy commute into Liverpool city centre by road or public transport.

Further benefits include a new 125-year lease on completion, peppercorn ground rent, and management charges as required.

This is a fantastic opportunity to purchase a well-located, low-maintenance home in the heart of Maghull. Early viewing is strongly recommended.



## Porch

3'1" x 4'3" (0.94 x 1.32)

## Hall

9'10" x 4'4" (3.01 x 1.33)

## Lounge

11'2" x 13'0" (3.42 x 3.97)

## Kitchen

7'3" x 10'7" (2.22 x 3.23)

## Bedroom 1

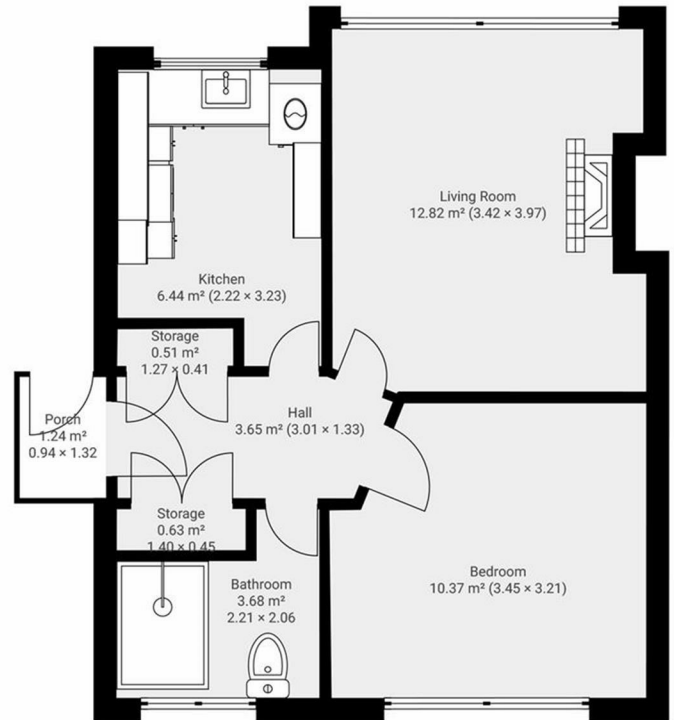
11'3" x 10'6" (3.45 x 3.21)

## Bathroom

7'3" x 6'9" (2.21 x 2.06)

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		
	69	72
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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