



**Ian Anthony**  
The Estate Agents

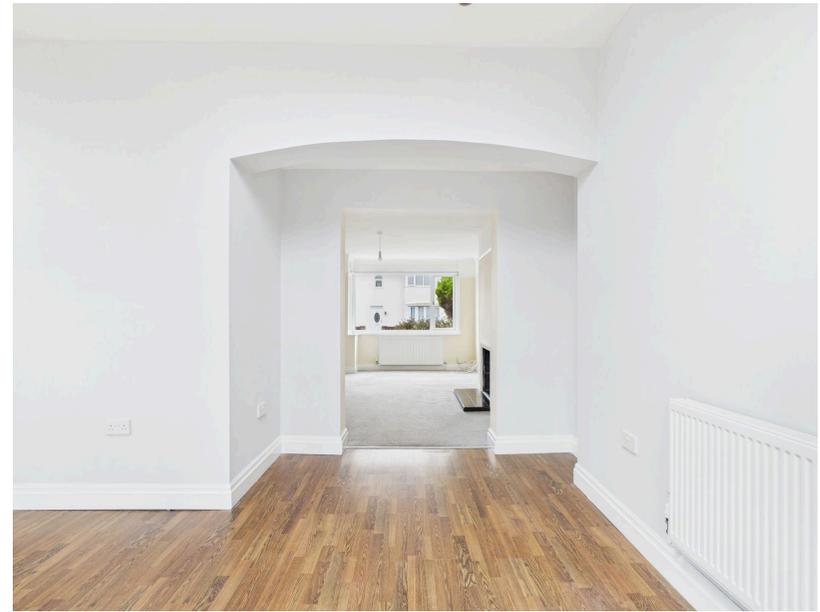
# Wynnstay Avenue, Maghull L31 0BQ

Guide Price £285,000

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- Popular Wynnstay Avenue location
- Thoughtfully extended flexible layout
- Functional kitchen dining space
- Private driveway for parking
- Semi-detached family home
- Two versatile reception rooms
- Three comfortable light-filled bedrooms
- Secure private rear garden



Located on the popular Wynnstay Avenue in Maghull, this beautifully presented three-bedroom semi-detached home offers a spacious and flexible family layout. Thoughtfully extended and finished with neutral decor throughout, it provides a comfortable living environment ready for personalisation.

The property features off-road parking with a private driveway, two versatile reception rooms, a functional kitchen, and a private garden. Upstairs, three bedrooms and two bathrooms offer practical family accommodation. With excellent local amenities and transport links, this home combines convenience, comfort, and potential.



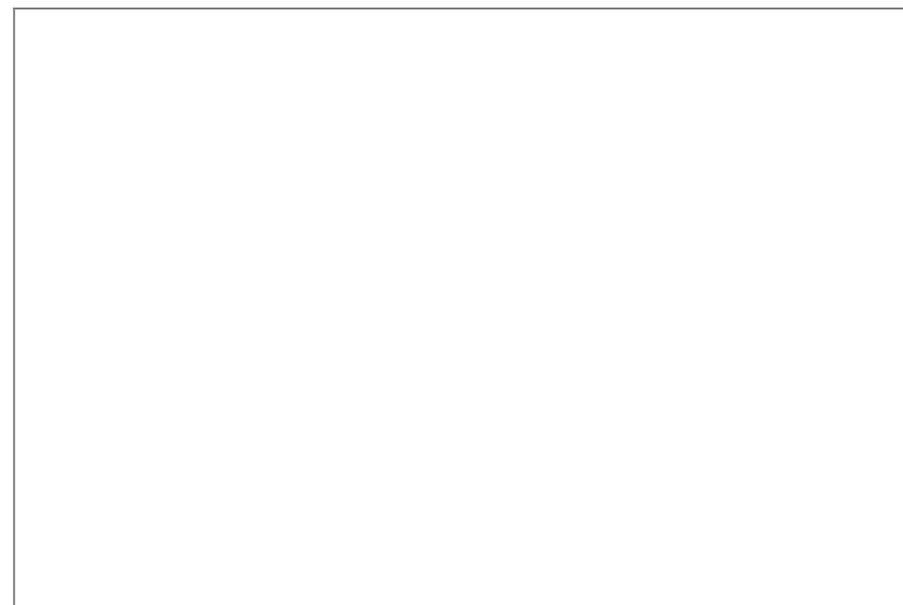
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Approximate total area<sup>(1)</sup>  
983 ft<sup>2</sup>  
91.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BIC3 DMS 3C Standard. Measurements are approximate and not to scale. This floor plan is intended for information only.

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