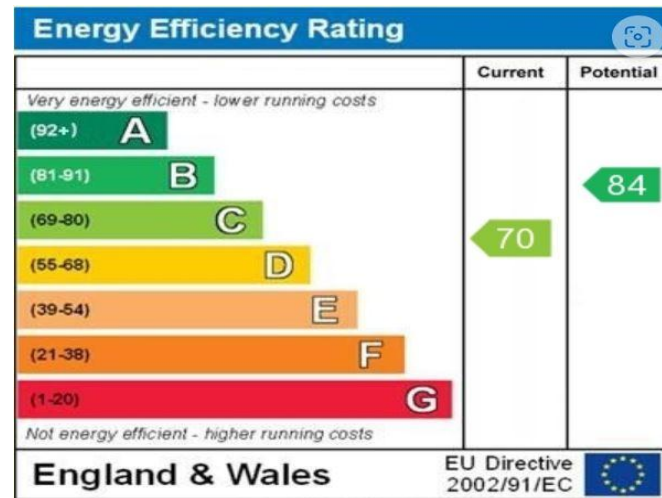


**Roedean Close, Maghull , L31 0AS**



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)  
19 Roedean Close, Maghull



SEMI DETACHED BUNGALOW, EXTENDED RECEPTION ROOM, SPACIOUS KITCHEN/BREAKFAST, TWO BEDROOMS, ENCLOSED MANICURED GARDENS, GARAGE AND DRIVEWAY. LOTS OF POTENTIAL, NO ONWARD CHAIN.

This semi detached bungalow is situated in the sought after location "Roedean Close" in Maghull. Enjoying a lovely quiet position towards the end of the close, the property enjoys secluded lawned gardens. Internally to the ground floor, the property enjoys entrance porch, hallway, extended lounge, spacious kitchen/breakfast, bathroom and two bedrooms, (From the hallway access to the loft which could be converted) Externally there is a small garden area to the front, a long driveway running down the side of the property giving access to the garage. This is an opportunity not to be missed and we would recommend an early viewing.

**Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm**

Freehold



## Property Features

- Extended Semi Detached Bungalow
- Sought After Location
- Spacious Lounge
- Spacious kitchen/breakfast
- Two Bedrooms

## Full Description

### HALLWAY

11' 1" x 6' 11" (3.40m x 2.11m)

Entrance door leading from small porchway, loft access behind door, (Loft ladder installed) metre cupboards.

### LOUNGE/DINER

23' 6" x 10' 2" (7.18m x 3.10m)

Upvc patio doors, gas fire and surround, two radiators.

### KITCHEN/BREAKFAST ROOM

17' 9" x 10' 9" (5.42m x 3.28m)

Double glazed Upvc windows to the side and rear, double glazed door leading to the garden. Range of wall and base units incorporating worksurfaces, stainless steel sink and drainer.

Integrated four ring hob with extractor hood over, oven and grill, space and plumbing for washing machine, space for fridge freezer, Tiled walls. storage cupboard.

### FRONT BEDROOM ONE

14' 6" x 11' 10" (4.44m x 3.62m)

Upvc window, built in storage/wardrobes, radiator.

### FRONT BEDROOM TWO

10' 2" x 9' 10" (3.12m x 3.01m)

Upvc window, radiator.

### BATHROOM

7' 1" x 5' 11" (2.17m x 1.82m)

Frosted Upvc window, bath with overhead shower, low level W/C, sink, tiled walls, housed Worcester Boiler, radiator

### OUTSIDE

### REAR GARDEN

The garden to the rear of the property and are fully enclosed, laid to lawn leading to mature boarders. Patio area to the rear of the garden, water tap, security light, timber fence panels.

### FRONT

To the front of the property is a small garden area with a selection with boarders.. There is a driveway which runs down the side of the property and provides off road parking for a number of cars and gives access to the garage. There is gated access into the rear gardens to the side of the garage.

### GARAGE

19' 5" x 9' 10" (5.93m x 3.00m)

Electric garage door, Window, Door leading from rear garden.

### EPC

### AGENTS NOTES

Freehold

Council Tax Band- C, Sefton Council

