



%epcGraph_c_1_338%



Parkfield Grove, Maghull, L31 7DD



AMAZING SEMI DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, THREE BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY AND MODER BATHROOM WITH BATH AND SEPERATE SHOWER. ENCLOSED GARDENS, OFF ROAD PARKING AND GARAGE. TUCKED AWAY LOCATION. BE QUICK!

This is one to view quickly to avoid disappointment. Being a credit to the current vendor, this semi detached house is one where you can move straight into without doing a thing! Being extremely well presented throughout, the property enjoys spacious family sized accommodation. Comprising entrance porch, hallway, lounge, dining room, modern kitchen, conservatory and integral garage to the ground floor. To the first floor are three bedrooms and the family bathroom which has a bath and separate shower. Externally there is a block paved driveway offering off road parking and giving access to the garage and enclosed gardens to the rear that enjoy a good degree of privacy. Enjoying a tucked away position, close to the canal and Maghull square, this property is one not to be missed!

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

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

Freehold



Alastair Saville Estate Agents
25 Central Square • Maghull • Liverpool • L31 0AE
138 Ormskirk Road • Old Roan • Liverpool • L10 3JG
Tel: 0151 520 0001 • Website: www.alastairsaville.com
Email: sales@alastairsaville.com • lettings@alastairsaville.com



£285,000



Property Features

- Semi Detached House
- Two Reception Rooms
- Three Good Sized Bedrooms
- Well Presented Throughout
- Close To Local Amenities And The Canal

Full Description

ENTRANCE PORCH

8' 10" x 3' 5" (2.70m x 1.06m)

Glazed entrance door. Double glazed Upvc windows to the front and side. Tiled flooring. Glazed double doors lead into

HALLWAY

12' 6" x 5' 4" (3.82m x 1.63m)

Staircase leading to the first floor landing. Understairs cupboard. Radiator. Picture rails. Laminate flooring. Door leading into

LOUNGE

15' 0" x 12' 10" (4.59m x 3.93m)

Double glazed Upvc Bay window to the front. Gas fire with mantle, surround and hearth. Television point. Laminate flooring. Radiator. Picture rails. Archway leading through to the

DINING ROOM

11' 3" x 10' 4" (3.45m x 3.16m)

Double glazed Upvc French doors to the conservatory. Laminate flooring. Picture rails. Door leading through to the

KITCHEN

16' 9" x 11' 6" maximum (5.13m x 3.53m maximum)

Double glazed Upvc window to the rear and double glazed Upvc French doors leading out to the rear gardens. Range of wall and base units incorporating worksurfaces with inset composite one and a half bowl sink and drainer with mixer tap over. Integrated double oven. Four ring gas hob with extractor hood over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Tiled flooring. Tiled splash backs. Radiator. Door leading into the

GARAGE

16' 3" x 8' 3" (4.96m x 2.52m)

Up and over garage door. Power and light.



CONSERVATORY

10' 9" x 10' 3" (3.30m x 3.14m)

A dual aspect double glazed Upvc room with windows to the rear and side and French doors leading out to the gardens. Laminate flooring. Two wall lights.

FIRST FLOOR LANDING

8' 1" x 7' 0" (2.48m x 2.14m)

Double glazed Upvc window to the side. Loft access. Doors off to various rooms. Picture rails.

FRONT BEDROOM ONE

14' 9" x 9' 11" (4.51m x 3.03m)

Double glazed Upvc Bay window to the front. Built in wardrobes with sliding mirrored doors. Picture rails. Radiator.

REAR BEDROOM TWO

11' 6" x 10' 2" (3.52m x 3.11m)

Double glazed Upvc window to the rear. Range of built in bedroom furniture including wardrobes and chest of drawers. Radiator. Picture rails.

FRONT BEDROOM THREE

8' 9" x 6' 6" (2.68m x 1.99m)

Double glazed Upvc window to the front. Built in wardrobe with sliding mirrored door. Picture rails. Radiator.

BATHROOM

8' 11" x 8' 0" (2.74m x 2.45m)

Double glazed Upvc window to the side. Suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin, shower with mains shower and WC. Built in storage unit with drawers and cupboards. Tiled flooring. Tiled walls. Radiator.

FRONT

To the front of the property is a block paved driveway that provides off road parking for a number of cars and gives access to the garage.

REAR

The main gardens lie to the rear of the property and are enclosed. These gardens are delightful and offer a good degree of privacy. There is a block paved patio area with a pathway leading to a raised decking area. A lawn section is bordered by an array of colourful plants and flowers.

AGENTS NOTE

Freehold

Council Tax Band- C, Sefton Council

