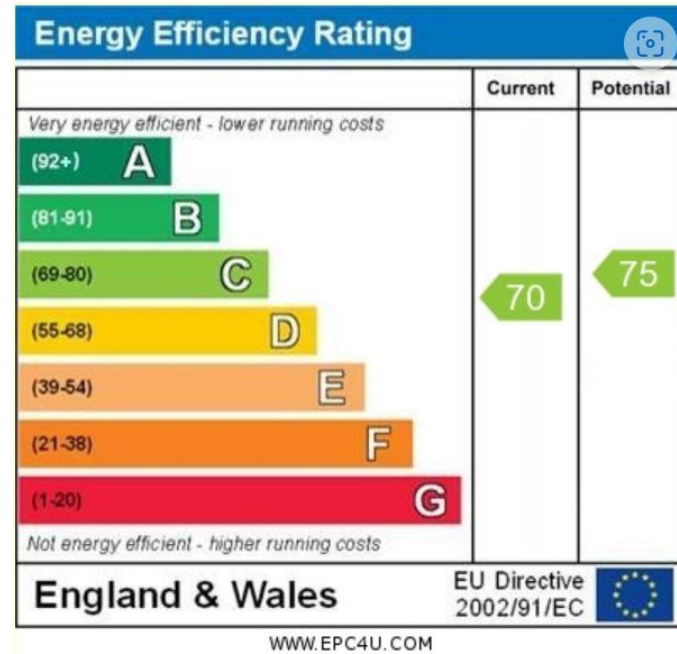
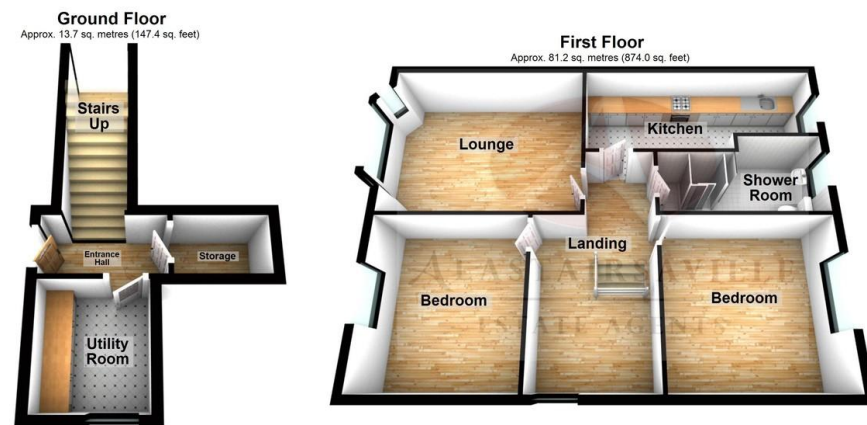


**Hudson Road, Maghull L31 5PA**



TWO BEDROOM FIRST FLOOR APARTMENT, MODERN KITCHEN AND SHOWER ROOM, MODERN UTILITY ROOM, GENEROUS LOUNGE, STORAGE, GENEROUS, WELL MAINTAINED PRIVATE SIDE GARDEN.

Alastair Saville are pleased to offer for sale this spacious, two bedroom apartment situated in this popular residential area of Maghull close by to local shops, schools and transport links. Internally the property comprises: ground floor entrance hall with walk in storage cupboard and access to the utility room with stairs leading to the first floor landing, lounge, modern kitchen, and shower room and two double bedrooms. To the outside of the property there is a generous garden laid to lawn, well maintained with paved patio area and mature shrubs and boarders. further gardens to the front of the property. An internal inspection is advised.



Total area: approx. 94.9 sq. metres (1021.4 sq. feet)

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide. Plan produced using PlanUp.

31 Hudson Rd, Maghull

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**

Leasehold



## Property Features

- First Floor Apartment
- Two Double Bedrooms
- Lounge, Modern Kitchen
- Modern Shower Room
- Modern Utility Room

## Full Description

### HALLWAY

Double glazed entrance door, door to utility room, storage cupboard, cupboard housing meters, stairs leading to first floor.

### UTILITY ROOM

6' 5" x 6' 4" (1.97m x 1.95m)  
Double glazed frosted panel window, wall mounted "viessmann" combination boiler, units and storage, space and plumbing for washing machine and dryer.

### LANDING

17' 7" x 6' 2" (5.37m x 1.89m)  
Doors off to various rooms, double glazed window, loft access hatch (Insulated and lighting) radiator.

### LOUNGE

16' 11" x 11' 10" (5.16m x 3.62m)  
Double glazed bay window, gas fire and surround, (Currently capped off) radiator.

### KITCHEN

13' 0" x 7' 4" (3.98m x 2.24m)  
Double glazed window, high and low level units with working surface, stainless steel sink and drainer with mixer tap, space for fridge freezer, space for cooker, laminate floor, inset spotlights to ceiling.

### SHOWER ROOM

9' 10" x 4' 0" (3.00m x 1.23m)  
Double glazed frosted window, shower cubicle with electric shower, wash hand basin, low level WC, chrome heated ladder towel rail, part tiled walls.

### BEDROOM ONE

11' 10" x 9' 4" (3.62m x 2.86m)  
Double glazed window, radiator.

### BEDROOM TWO

11' 7" x 11' 3" (3.54m x 3.43m)  
Double glazed window, radiator.

### SIDE GARDEN

Garden laid to lawn with mature borders, patio area, timber panel fencing, outside water tap,

### FRONT GARDEN

Front garden laid to lawn with paved path, timber panel fencing providing bin area.

### AGENTS NOTE

Leasehold with a £ 10 ground rent  
Council Tax Band A, Sefton Council

