



**Howells Close, Maghull, L31 0AP**



SEMI DETACHED BUNGALOW IN SOUGHT AFTER CUL DE SAC LOCATION, TWO BEDROOMS, EXTENDED LOUNGE, MODERN REFITTED KITCHEN, SHOWER ROOM, ENCLOSED GARDENS, BEAUTIFULLY PRESENTED THROUGHOUT.

Being located in Howells Close, close to the shops and amenities in Maghull Square, is this two bedroom semi detached bungalow. Being well presented throughout, the property enjoys spacious, light accommodation. Comprising entrance porch, hallway, extended lounge, modern kitchen, dining room, double bedroom and a shower room to the ground floor. To the first floor is a large landing area and a further double bedroom. The property is fully double glazed and has gas central heating with a combination boiler. Externally, the property enjoys a beautiful lawned garden to the front which is bordered by an array of flowers and shrubs. There is a long driveway offering off road parking and giving access to the garage which has an electric garage door. To the rear of the property is a paved garden which is completely enclosed and offers a good degree of privacy. We would strongly recommend an early viewing.

Freehold

**£260,000**

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## Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Enclosed Gardens

## Full Description

### ENTRANCE PORCH

2' 10" x 1' 10" (0.88m x 0.56m)

Upvc double glazed door. Tiled floor. Further Upvc double glazed door leads into

### HALLWAY

11' 5" x 6' 0" (3.49m x 1.84m)

Doors off to various rooms. Meter cupboard. Laminate flooring. Radiator.

### SHOWER ROOM

8' 10" x 5' 11" (2.71m x 1.81m)

Double glazed obscured double glazed window to the side. Suite comprising corner shower, WC and wash hand basin with vanity unit below. Heated towel rail. Storage cupboard. Spot light lighting.

### DINING ROOM

10' 0" x 10' 0" (3.07m x 3.05m)

Double glazed Upvc window to the front. Laminate flooring. Radiator.

### FRONT BEDROOM ONE

12' 4" x 11' 6" (3.77m x 3.52m)

Double glazed Upvc window to the front. Built in under stairs cupboard. Free-standing wardrobes. Radiator. Laminate flooring.

### LOUNGE

23' 11" x 11' 7" (7.30m x 3.54m)

Double glazed Upvc French doors to the rear and double glazed Upvc window to the side. Gas fire with hearth, surround and mantle. Television point. Radiator. Laminate flooring. Door leading through to the

### KITCHEN

12' 5" x 8' 10" (3.81m x 2.71m)

A dual aspect room with double glazed Upvc windows to both the

side and rear. Upvc door leading out to the garden. Range of wall and base units incorporating granite worksurfaces with inset sink with mixer tap over. Integrated double oven with four ring induction hob and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Under unit lights. LED lighting to kickboards. Tiled flooring. Tiled splash backs. Spot light lighting.

### FIRST FLOOR LANDING

14' 0" x 9' 6" (4.29m x 2.90m)

Staircase leading to the first floor. Access to eaves storage. Door leading through to the

### LOFT BEDROOM TWO

12' 5" x 11' 8" (3.81m x 3.57m)

Double glazed Upvc window to the side. Range of built in wardrobes. Television point. Radiator.

### FRONT

The property is set back from the road and enjoys a long driveway which runs down the side of the property and gives access to the Garage. There is a large lawned garden to the front which is bordered by an array colourful flowers and shrubs.

### GARAGE

21' 5" x 9' 0" (6.53m x 2.75m)

Electric garage door. Double glazed Upvc window to the side and Upvc door to the side.

### REAR

To the rear of the property is a fully enclosed patio area which enjoys a sunny aspect and a good degree of privacy.

### AGENTS NOTE

Council Tax Band- C, Sefton Council  
Freehold

