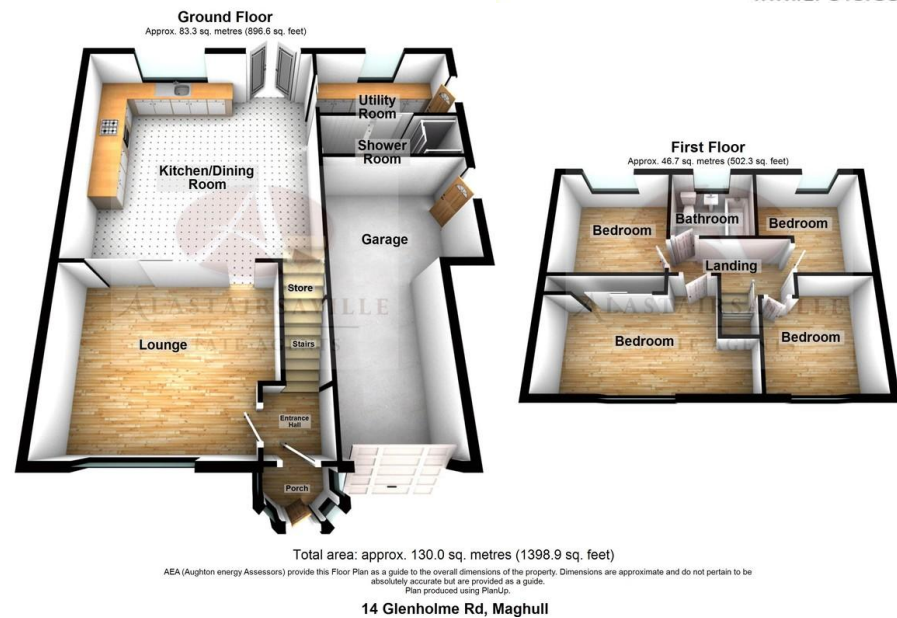
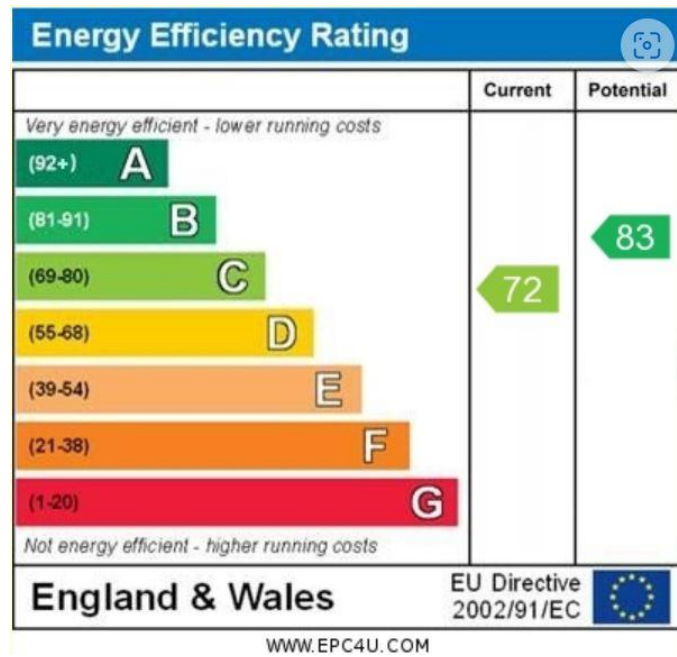


GARDENS

The main gardens lie to the rear of the property and are enclosed. These gardens enjoy patio area and lawned areas and enjoy a good degree of privacy. There are raised borders which are planted with various shrubs and flowers. There is also outside power points.

AGENTS NOTE

Freehold
Council tax Band- B, Sefton Council



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



Glenholm Road, Maghull, L31 7BD



BEAUTIFULLY PRESENTED, EXTENDED SEMI DETACHED FOUR BEDROOM FAMILY HOME. LARGE KITCHEN/DINER TO THE REAR, UTILITY AND GROUND FLOOR SHOWER ROOM. FURTHER FAMILY BATHROOM TO THE FIRST FLOOR. ENCLOSED GARDENS, BRICK PAVED DRIVEWAY AND GARAGE. REAL CREDIT TO THE CURRENT VENDORS. BE QUICK!

Having been the subject of renovation and extension by the current vendors over the last six years, this property offers beautifully presented accommodation throughout. Comprising entrance porch, hallway, lounge, large kitchen/diner with Velux windows and French doors out to the garden, utility room and downstairs shower room. To the first floor are four bedrooms and the family bathroom. Externally there is a brick paved driveway to the front which offers off road parking for a number of cars and gives access to the garage. To the rear is a lovely garden which is enclosed with a patio area and lawns. These gardens enjoy a good degree of privacy and are fully enclosed with gated side access. This is an opportunity not to be missed- be quick!

Freehold



Alastair Saville Estate Agents
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Email: sales@alastairsaville.com • lettings@alastairsaville.com



£240,000



Property Features

- Semi Detached Extended Family Home
- Beautifully Presented Accommodation Throughout
- Large Kitchen/ Diner To The Rear With Velux And Patio Doors
- Four Bedrooms
- Ground Floor Shower Room And First Floor Bathroom

Full Description

ENTRANCE PORCH

4' 10" x 3' 6" (1.48m x 1.09m)

A Upvc double glazed room with floor to ceiling windows to both sides and door to the front. Laminate flooring. Further Upvc double glazed door leads into

HALLWAY

5' 5" x 4' 9" (1.66m x 1.47m)

Staircase leading to the first floor landing. Laminate flooring. Modern vertical radiator. Door leading into

LOUNGE

13' 2" x 11' 9" (4.02m x 3.60m)

Double glazed Upvc window to the front. Modern radiator. Laminate flooring. Television point. Sliding frosted glazed doors opening into

KITCHEN/ DINER

17' 1" x 13' 2" (5.22m x 4.03m)

Double glazed French doors leading out to the rear gardens, double glazed window overlooking the rear gardens and two Velux windows. Both Velux windows and the French doors have feature lighting above. Range of wall and base units incorporating worksurfaces with inset composite sink and drainer with mixer tap over. Integrated double oven. Integrated fridge freezer. Integrated dish washer. Integrated four ring gas hob with extractor hood over. Breakfast bar with hidden plug sockets. Modern vertical radiator. Cloak cupboard. Sliding 'Pocket' door leads into

UTILITY ROOM

8' 8" x 5' 6" (2.65m x 1.69m)

Double glazed Upvc window to the rear overlooking the gardens and double glazed Upvc door leading out to the rear gardens. Worksurface with inset stainless steel sink and drainer with mixer tap over and beneath is a base unit for storage and space and plumbing for a washing machine and space for tumble drier.

Laminate flooring. Modern vertical radiator. Sliding 'Pocket' door leading into

SHOWER ROOM

8' 5" x 2' 7" (2.57m x 0.81m)

Suite comprising shower cubicle with mains shower and wash hand basin set in a vanity unit with storage beneath. Half tiled walls and fully tiled walls in the shower cubicle. Modern radiator.

SPLIT LEVEL LANDING

9' 11" x 4' 8" (3.03m x 1.43m)

Glazed balustrade. Velux window. Loft access. Doors off to various rooms.

FRONT BEDROOM ONE

14' 7" x 8' 9" (4.46m x 2.67m)

Two double glazed Upvc windows to the front. Built in wardrobes with sliding doors. Feature lights. Modern vertical radiator. Laminate flooring.

REAR BEDROOM TWO

9' 8" x 8' 9" (2.97m x 2.68m)

Double glazed Upvc window to the rear. Modern radiator.

REAR BEDROOM THREE

9' 4" x 8' 1" (2.85m x 2.48m)

Double glazed Upvc window to the rear. Laminate flooring. Modern vertical radiator.

FRONT BEDROOM FOUR

10' 5" (maximum measurement) x 5' 4" (3.20m (maximum measurement) x 1.65m)

Double glazed Upvc window to the front. Modern radiator.

BATHROOM

6' 7" x 6' 1" (2.03m x 1.87m)

Double glazed Upvc window to the rear. Suite comprising bath with double headed shower, shower attachment and mixer tap, WC and wash hand basin set in vanity unit with storage beneath. Tiled walls. Modern radiator.

EXTERNALLY

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

GARAGE

22' 0" x 8' 11" (6.72m x 2.72m)

Electric up and over garage door. Double glazed Upvc door leading out to the rear gardens. Light and power.

