



THE ESTATE SAVILLE  
ESTATE AGENTS

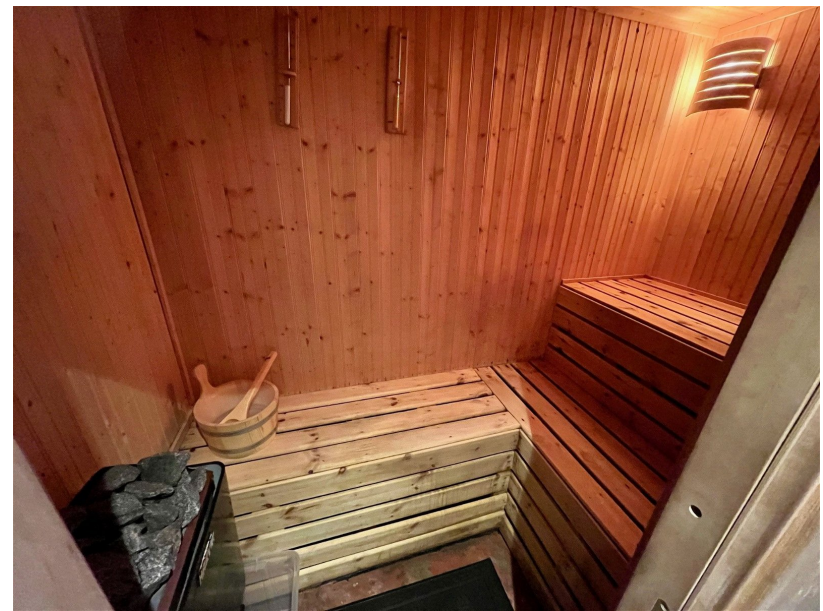
# Rufford Avenue, Maghull

£260,000

3 1 2



- Deceptively Spacious, Extended Semi Detached Family Home
- Three Reception Rooms
- Three Bedrooms
- Large Modern Kitchen
- Sauna
- Enclosed Gardens
- Driveway And Garage
- Must Be Viewed!
- EPC Rating- Pending
- Council Tax Band- C





DECEPTIVELY SPACIOUS, EXTENDED SEMI DETACHED FAMILY HOME, THREE BEDROOMS, THREE RECEPTION ROOMS, LARGE MODERN KITCHEN, SAUNA, ENCLOSED GARDENS, DRIVEWAY AND GARAGE. MUST BE VIEWED! This semi detached house sits in a tucked away position on Rufford Avenue. Being a credit to the current vendors, the accommodation to the ground floor has been extended to offer spacious living accommodation with three reception rooms and even has the added benefit of a sauna! The accommodation comprises entrance porch, hallway, lounge, dining room, large modern kitchen, office/ reception room three, sauna and integral garage to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a driveway providing off road parking and giving access to the garage and a slate chipped low maintenance garden to the front. The main gardens lie to the rear and are enclosed with an artificial lawn. Viewing is a must to appreciate everything on offer!

**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](http://www.alastairsaville.com)

Email: [sales@alastairsaville.com](mailto:sales@alastairsaville.com) • [lettings@alastairsaville.com](mailto:lettings@alastairsaville.com)