



ALASTAIR SAVILLE  
ESTATE AGENTS



# 4 Derwent Close, Maghull

£195,000

3 1 1



- Three Bedroom Semi Detached
- Well Maintained
- Gardens Front and Rear
- Detached Garage
- No Chain
- EPC D
- Council Tax Band C





VERY WELL MAINTAINED, SO MUCH FURTHER POTENTIAL, THREE BEDROOM SEMI DETACHED HOUSE SET IN A QUIET CUL DE SAC LOCATION IN MAGHULL, NO CHAIN.

Alastair Saville are pleased to welcome to the market this three bedroom, semi detached home situated in this sought after area of Maghull, close by to local schools, shops and transport links. Internally the property comprises: entrance hall, lounge/ Diner and kitchen and to the first floor there are three bedrooms and a family bathroom.

To the outside of the property there is a sunny, rear garden and off road parking to the front and side for a number of cars. SOLD WITH NO CHAIN.



4 Derwent Close, L31 9DL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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)

