



ESTATE AGENTS

Liverpool Road North, Maghull, L31 2HN

£275,000

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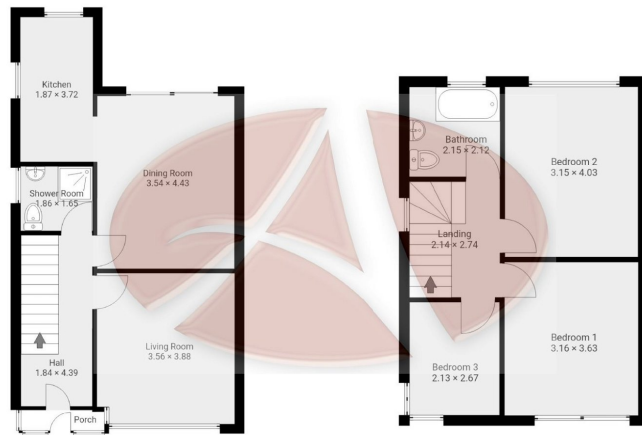


- Semi Detached Family Home • Popular Location
- Three Good Sized Bedrooms • Well Presented Accommodation Throughout
- Two Reception Rooms • Modern Kitchen
- Shower Room To The Ground Floor And Bathroom To The First Floor. • Lovely Enclosed Rear Gardens, Garage And Driveway
- EPC Rating- Pending • Council Tax Band- C



WELL PRESENTED SEMI DETACHED EXTENDED HOUSE ON LIVERPOOL ROAD NORTH IN MAGHULL, MODERN KITCHEN, TWO RECEPTION ROOMS, GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM, THREE GOOD SIZED BEDROOMS, LOVELY ENCLOSED GARDENS, GARAGE AND DRIVEWAY. BE QUICK!

This semi detached property has been in the same ownership for a number of years but has been well looked after and offers well presented, extended accommodation. The accommodation comprises entrance porch, hallway, lounge, dining room, kitchen and a shower room to the ground floor. To the first floor are three good sized bedrooms and a further modern bathroom. Externally there is a driveway offering off road parking and giving access to the garage. There are lawned gardens to the front and further enclosed gardens to the rear which enjoy a sun



Ground Floor - 48.6m² approx
120 Liverpool Road North, L31 2HN
1st Floor - 40.2m² approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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