



THE STAFF SAVILLE  
ESTATE AGENTS

## Douglas Drive, Maghull

£220,000

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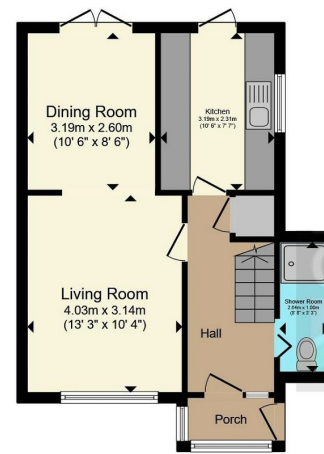
- Semi Detached Family Home • Three Bedrooms
- Two Reception Rooms • Well Presented Throughout
- Useful Garden Room Ideal For Home Office/ Studio • Enclosed Gardens To The Rear
- Off Road Parking For a Number Of Cars • No Onward Chain
- EPC Rating- D • Council Tax Band- C



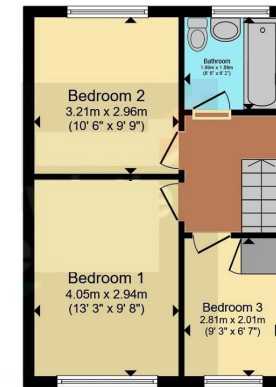
SEMI DETACHED HOUSE IN POPULAR LOCATION, WELL PRESENTED THROUGHOUT, THREE BEDROOMS, TWO RECEPTION ROOMS, USEFUL GARDEN ROOM IDEAL FOR OFFICE/ STUDIO, ENCLOSED REAR GARDENS, OFF ROAD PARKING, NO ONWARD CHAIN. VIEWING ESSENTIAL!

This semi detached family home sits in the sought after location of Douglas Drive in Maghull. Being close to local amenities and schools, this property would make an ideal family home and is well presented throughout. The accommodation has been adapted by the current owner and provides spacious, versatile rooms throughout. Comprising entrance porch, hallway, ground floor shower room, two reception rooms and the kitchen to the ground floor. To the first floor are three good sized bedrooms and the family bathroom. Externally there is off road parking and low maintenance enclosed gardens to the rear which also house a useful garden room which is ideal for a home office or studio. This is one not to be missed. viewing

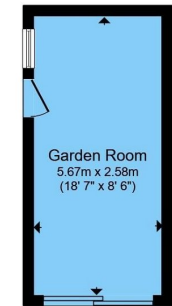




Ground Floor



First Floor



Outbuilding

Total floor area 92.4 sq.m. (995 sq.ft.) approx  
 This floorplan is for illustrative purpose only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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>	63	
(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	