



ALASTAIR SAVILLE  
ESTATE AGENTS



Longfold, Maghull  
Fixed Price £175,000

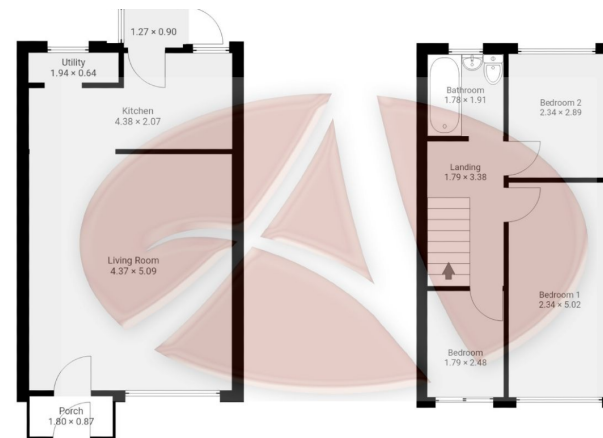
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- Three Bedroom Mid Terraced • Spacious Living Space
- Modern Kitchen
- Newly Fitted Carpets
- No Chain
- Council Tax Band B
- Modern Bathroom
- Not Overlooked Front and Rear
- EPC pending





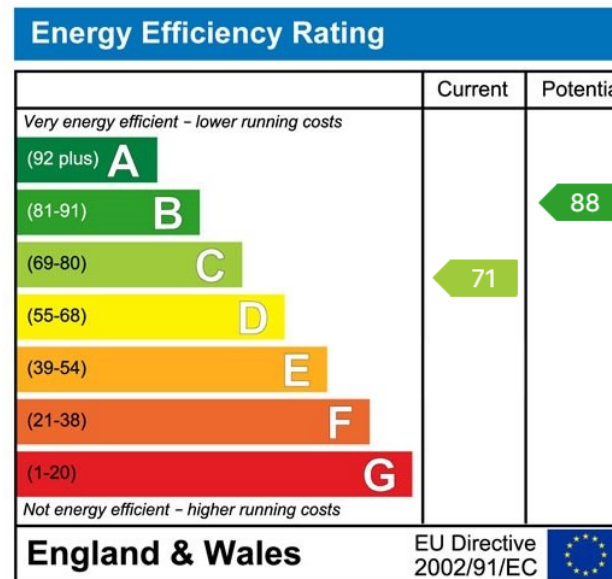
Ground floor approx area - 33.7m<sup>2</sup>

1st Floor approx area - 32.4m<sup>2</sup>

**22 Longfold, L31 6AG**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor-areas, openings and orientations are approximate. They should

THREE BEDROOM MID TERRACE HOUSE, IDEAL FOR FIRST TIME BUYER OR DOWNSIZER, WELL PRESENTED THROUGHOUT, BRAND NEW KITCHEN, MODERN BATHROOM (Built in TV into wall) NEWLY CARPETED, ENCLOSED GARDENS, NOT OVERLOOKED FRONT OR REAR. BE QUICK! Situated in a quiet location, this well presented, three bedroom mid terrace house. In brief the property comprises: porch, lounge open to dining area and kitchen to the ground floor and to the first floor there are three bedrooms and a modern family bathroom. To the outside of the property there is a lawn area with pathway to the front and to the rear offers a private rear garden. An internal viewing is strongly recommended.



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