



ALASTAIR SAVILLE  
ESTATE AGENTS

# Duxbury Close, Maghull L31 9PD

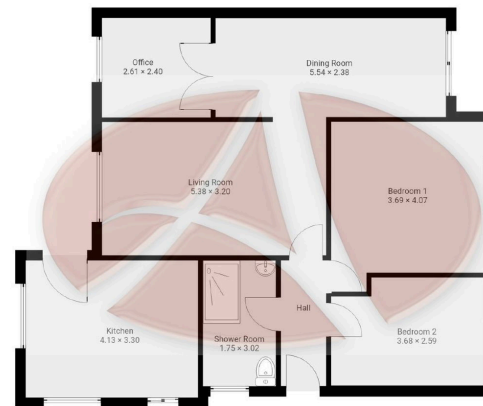
£270,000

3 1 2



- Detached Bungalow
- Three Bedrooms
- Kitchen/ Breakfast Room
- Enclosed Gardens, Driveway And Garage
- EPC Rating- Pending
- Situated In a Quiet Cul De Sac Location
- Two Reception Rooms
- Well Presented Throughout
- Viewing Essential!
- Council Tax Band- D



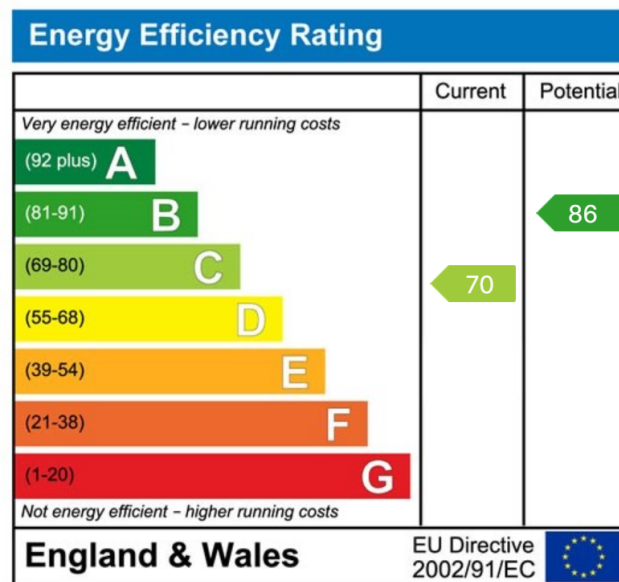


Ground Floor approx area- 81.6m2

4 Duxbury Close, L31 9PD

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 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.

DETACHED BUNGALOW IN TUCKED AWAY LOCATION IN MAGHULL, WELL PRESENTED THROUGHOUT, CREDIT TO THE CURRENT OWNER, THREE GOOD SIZED BEDROOMS, TWO LARGE RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, MODERN REPLACED SHOWER ROOM, LOVELY ENCLOSED REAR GARDENS, DRIVEWAY AND GARAGE. VIEWING ESSENTIAL. This detached bungalow sits in the tucked away quiet cul de sac of Duxbury Close. Having been in the same ownership for a number of years, the property is a credit to the current vendors enjoying well presented, spacious, light accommodation throughout. Comprising entrance hallway, living room, dining room, kitchen/breakfast room, three bedrooms (one which could be used as a study/office) and a modern refitted shower room. Externally as the property sits on a corner plot, there is a large open plan lawned area of garden to the front which runs parallel with the driveway which provides off road parking and gives access to the garage.



**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  
 Email: sales@alastairsaville.com • lettings@alastairsaville.com

