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ALASTAIR SAVILLE  
ESTATE AGENTS

Rosslyn Avenue, Maghull L31 8AS

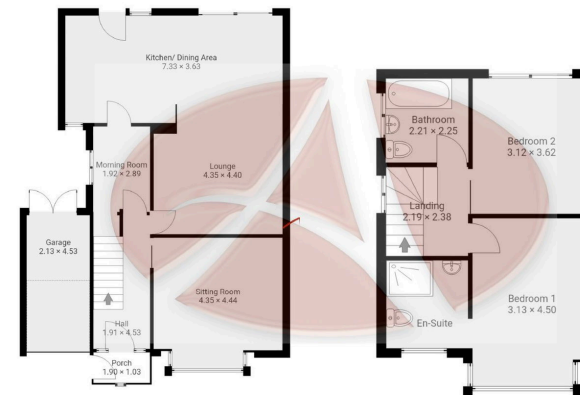
£295,000

2 2 3



- Extended Semi Detached Family Home
- Previously Three Bedrooms
- Huge Potential
- Beautiful Enclosed Rear Gardens, Two Garages And Off Road Parking
- Council Tax Band- C
- Popular Sought After Location
- Extended To The Rear Ground Floor To Offer Large Living Accommodation
- Three Reception Rooms
- Offered For Sale With No Onward Chain
- EPC Rating- Pending





Ground Floor approx area - 86.0m<sup>2</sup>

1st Floor approx area - 40.3m<sup>2</sup>

**44 Rosslyn Avenue, Maghull L31 8AS**

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 be used as a guide only 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.

SEMI DETACHED FAMILY HOME IN POPULAR SOUGHT AFTER LOCATION, LARGELY EXTENDED TO THE REAR GROUND FLOOR TO PROVIDE LOUNG/DINER/KITCHEN WITH ACCESS TO THE LARGE REAR GARDEN, SEPERATE LIVING ROOM, FURTHER MORNING ROOM, FORMERLY THREE BEDROOMS-NOW TWO WITH AN ENSUITE AND SEPERATE FAMILY BATHROOM, BEAUTIFUL REAR GARDEN, DRIVEWAY AND TWO GARAGES. OFFERED FOR SALE WITH NO ONWARD CHAIN, VIEWING ESSENTIAL.

