



## 183 Eastway, Maghull, L31 6AZ

£229,950

Berkeley Shaw Real Estate is delighted to bring to the market this excellent opportunity for a purchaser to acquire a particularly attractive semi detached house situated in a popular residential area of Maghull that is well placed for the highly regarded primary and secondary schools.

The property is ideally positioned for convenient access to local parks, shopping facilities and Maghull Railway Station,

the family accommodation includes gas central heating, double glazing and briefly comprises porch, living room with feature fireplace, opening to rear dining room overlooking the back garden, kitchen with fitted units. To the first floor there are three double bedrooms, a bathroom with white suite including electric shower over the bath and a separate w.c. Block paved driveway with parking for cars leading to a useful garage and the rear garden that is lawned with borders for planting and a patio area.

There is also no chain involved for the purchaser that is ready to proceed straight away.

Get in touch straight away to arrange a viewing before this is snapped up by a lucky purchaser!



## Porch

double glazed window and door

## Living room

15'8" x 12'4" (4.79 x 3.78)

feature fireplace, radiator, double glazed window, opening to:

## Dining room

8'11" x 9'2" (2.73 x 2.81)

radiator, double glazed window

## Kitchen

8'11" x 10'5" (2.72 x 3.2)

inset stainless steel sink unit with double drainer, base and drawer units with worktop surfaces over, wall units, space for cooker, Vaillant gas central heating boiler, under stairs cupboard, double glazed door, double glazed window

## First floor landing

double glazed window

## Front bedroom 1

13'11" x 10'0" (4.25 x 3.05)

radiator, double glazed window

## Front bedroom 2

10'11" x 11'5" (3.34 x 3.5)

fitted wardrobes, radiator, double glazed window

## Front bedroom 3

9'6" x 9'11" (2.9 x 3.04)

radiator, double glazed window

## Bathroom

white suite comprising bath with Triton electric shower over, pedestal wash hand basin, part tiled walls, storage cupboard, radiator, double glazed window

## W/C

low level w.c, access to loft, double glazed window

## Outside

block paved driveway with parking for cars leading to the garage, lawned rear garden with stocked herbaceous areas, patio area and a storage shed

## Garage

16'10" x 7'4" (5.15 x 2.24)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurement of floor, window, room and any other area are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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