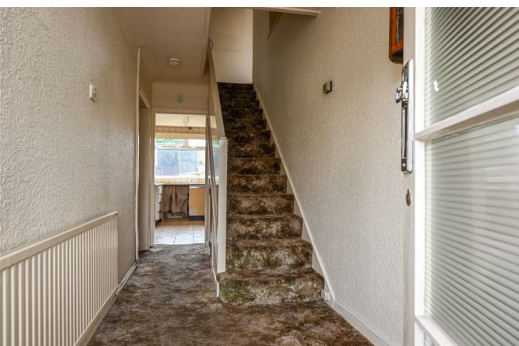




## 2A Ormonde Drive, Maghull, L31 7AP

£225,000

An excellent opportunity for a purchaser that is in a position to move quickly to buy an extended family home in a popular residential area of Maghull close to the shopping facilities of Liverpool Road South as well as being close to Maghull High School. Offered for sale without an ongoing chain, the property has been extended and can be further improved by the new owners. Including gas central heating, double glazing it briefly comprises porch, entrance hall, living room with feature fireplace opening to dining room, kitchen with fitted units, small utility area that leads to the garden, the garage and also a ground floor shower room. To the first floor there are four bedrooms (all with recess cupboards) and a bathroom with shower over the bath. Block paved driveway leading to the garage, side access to the small rear garden with a lawn and planted borders.



## Porch

Double glazed windows & door.

## Entrance hall

Under stairs storage cupboard & radiator.

## Living room

11'6" x 14'1" (3.53 x 4.3)

Feature fireplace, double glazed window & opening to:

## Dining room

9'4" x 10'4" (2.87 x 3.17)

Radiator & double glazed window.

## Kitchen

7'6" x 10'4" (2.31 x 3.15)

Sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for washing machine, double glazed window & door to:

## Utility area

Baxi gas central heating boiler, tiled floor, door to rear garden and garage, door to:

## Ground floor shower room

Shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail and double glazed window.

## Bedroom 1

10'6" x 11'6" (3.21 x 3.51)

recess cupboard, radiator, double glazed window

## Bedroom 2

10'5" x 10'11" (3.2 x 3.34)

recess cupboard, radiator, double glazed window

## Bedroom 3

15'10" x 7'3" (4.85 x 2.23)

recess cupboard, radiator, two double glazed windows

## Bedroom 4

8'3" x 12'0" (2.52 x 3.68)

recess cupboard, radiator, double glazed window

## Bathroom

panelled bath with mixer shower over, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

## Garden

block paved driveway with parking for cars leading to the garage, side access to the small rear garden that has a lawn with planted borders

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



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.  
We do not warrant that we have made to obtain the accuracy of the figures contained here, measurements 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 such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of this plan.



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