# BerkeleyShaw REAL ESTATE



# 175 Deyes Lane, Maghull, L31 6DH

£250,000

NO CHAIN A spacious EXTENDED FREEHOLD semi detached house which offers excellent OPEN-PLAN style family accommodation and is located close to well regarded local primary and secondary SCHOOLS. With three DOUBLE bedrooms and 2 receptions this property has all the space for a growing family.

There is entrance porch leading to the hall, bright living room with feature bay window flooding the room with light, separate rear FAMILY ROOM opening to kitchen/diner with white high-gloss modern fitted units including integrated oven and hob. There is a handy downstairs WC for little legs. From the family room is access to a bright extended garden room that leads to the sunny rear GARDEN.

To the first floor there are three DOUBLE bedrooms (two with fitted wardrobes) and a bathroom with stylish white suite including bath and separate corner shower cubicle.

 $Outside is \ private \ driveway \ with \ PARKING \ and \ leading \ to \ the \ GARAGE. \ To \ the \ rear \ a \ sunny \ lawned \ rear \ garden \ with \ patio, \ decked \ area \ and \ shed.$ 

# EPC RATED D







#### Porch

tiled floor, double glazed windows and door

# **Entrance hall**

laminate floor covering, under stairs cupboard, radiator

# Living room

laminate floor covering, storage cupboard, radiator, double glazed bay window

# Family room

10'9" x 14'7" (3.28 x 4.45)

laminate floor covering, radiator, double glazed patio door, opening to:

# Kitchen/diner

13'2" x 9'3" (4.01 x 2.82)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, CDA induction hob, double oven, laminate floor covering, spotlights to ceiling, double glazed window, double glazed door to rear garden

### **Extended Garden Room**

8'7" x 14'0" (2.62 x 4.27)

storage cupboard, tiled floor, radiator, two Keylight roof windows, double glazed windows and doors to rear garden

#### W.C.

low level w.c, was hand basin, tiled floor

# First floor landing

airing cupboard, access to loft, double glazed window

#### Front bedroom 1

fitted wardrobes, laminate floor covering, radiator, double glazed bay window

#### Rear bedroom 2

11'9" x 10'5" (3.58 x 3.18)

fitted wardrobes, laminate floor covering, radiator, double glazed window

#### Front bedroom 3

10'2" x 7'8" (3.10 x 2.34 (3.09 x 2.33))

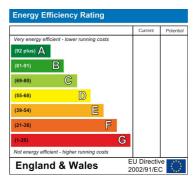
laminate floor covering, storage cupboard, radiator, double glazed window

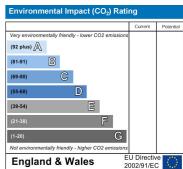
#### Bathroom

white suite comprising bath with mixer tap over, separate corner shower cubicle, wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

#### Outside

driveway to front with parking for cars leading to the garage, rear garden with a lawn and borders for planting, a small patio, decked area, greenhouse and shed





1ST FLOOR 491 sq.ft. (45.6 sq.m.) appro



GROUND FLOOR 844 sq.ft. (78.4 sq.m.) approx



Whilst every afferight has been made on state the accuracy of the dioptan contained here, measurements of doors, windows, norms and any other them are agrounded and to exposition by states for any error, prospective purchaser. The services, system and agriculture shows have not been tested and no garantee was to their operations, as to their operations of efficiency can be given.









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