



## 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

laminated floor covering, under stairs cupboard, radiator

## Living room

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

## Family room

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

laminated 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, laminated 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, laminated floor covering, radiator, double glazed bay window

## Rear bedroom 2

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

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

## Front bedroom 3

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

laminated 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	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	



TOTAL FLOOR AREA: 1335 sq ft. (124.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for informational purposes only and should be used as such by any prospective purchaser. The services, specifications and materials shown here are not intended and no guarantee as to their quantity or efficiency can be given. [www.berkeley.co.uk](http://www.berkeley.co.uk)



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