BerkeleyShaw REAL ESTATE



2 Ormonde Avenue, Maghull, L31 7AS

Asking Price £124,950

A particularly deceptive, spacious ground floor flat that is being sold without an ongoing chain and conveniently located close to schools, shops, parks and the motorway networks. Offering excellent potential for the new owners to improve and purchase to live there, or as an ideal buy to let investment. The property also has its own driveway, rear garden and private front and rear entrances. The accommodation includes gas central heating, double glazing and briefly comprises porch, living room leading to the inner hallway which then leads to the spacious front bedroom, second bedrooms to the side, rear kitchen with fitted units and a bathroom with coloured suite and separate w.c. Driveway, rear garden and garage. There is also no chain involved for a potentially stress free purchase.







Porch

double glazed window and door

Living room

15'8" x 13'7" (4.78 x 4.14)

radiator, double glazed windows to two elevations

Front bedroom 1

12'9" x 14'3" (3.89 x 4.34)

radiator, double glazed window

Side bedroom 2

9'11" x 8'3" (3.02 x 2.51 (3.03 x 2.52))

radiator, double glazed window

Kitchen

11'11" x 7'4" (3.63 x 2.24)

stainless steel sink unit with double drainer, base units with worktop surfaces over, airing cupboard, gas central heating boiler, double glazed windows to two elevations

Bathroom

coloured suite comprising bath, separate shower (tray only) with electric shower over, pedestal wash hand basin, part tiled walls, radiator, double glazed window, door to:

Separate w.c.

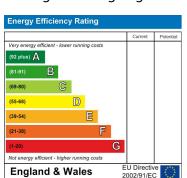
low level w.c, two double glazed windows

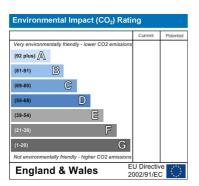
Inner hallway

radiator, double glazed door to:

Rear garden

patio area, space for lawn with fruit trees, front driveway leading to a rear garage







TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the topolism contained here, measurements of doors, verdows, rooms and lawy other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for flowable purposes only and should be used as such by my prospective purchases. This plan is for flowable purposes only and should be used as such by my prospective purchases. This plan is the containing and the proposes of the plan is such as the prospective purchases. This plan is they consolid type difference can be received.











