



## 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.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or accuracy can be given.  
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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			
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