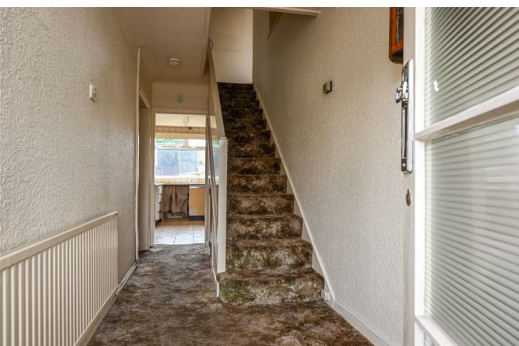




2a Ormonde Drive, Maghull, L31 7AP

£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 and door

Entrance hall

under stairs storage cupboard, radiator

Living room

14'1" x 11'7" (4.29 x 3.53)

feature fireplace, double glazed window, opening to:

Dining room

10'5" x 9'5" (3.18 x 2.87)

radiator, double glazed window

Kitchen

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

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:

Small utility area

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

Shower room

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

First floor landing

storage cupboard, access to loft

Front bedroom 1

11'6" x 10'6" (3.51 x 3.20)

recess cupboard, radiator, double glazed window

Rear bedroom 2

10'11" x 10'6" (3.33 x 3.20)

recess cupboard, radiator, double glazed window

Front bedroom 3

recess cupboard, radiator, two double glazed windows

Rear bedroom 4

12'1" x 8'3" (3.68 x 2.51)

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

Outside

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

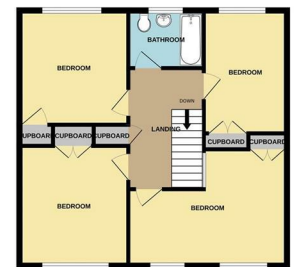
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, levels and any other work are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser, the architect, surveyor and developer should have not been held and no guarantee is given for the accuracy of the floorplan. Made with Metaphor 02022



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