BerkeleyShaw

REAL ESTATE



183 Eastway, L31 6AZ

£229,950

Berkeley Shaw Real Estate is delighted to bring to the market this excellent opportunity for a purchaser to acquire a particularly attractive semi detached house situated in a popular residential area of Maghull that is well placed for the highly regarded primary and secondary schools.

The property is ideally positioned for convenient access to local parks, shopping facilities and Maghull Railway Station,

the family accommodation includes gas central heating, double glazing and briefly comprises porch, living room with feature fireplace, opening to rear dining room overlooking the back garden, kitchen with fitted units. To the first floor there are three double bedrooms, a bathroom with white suite including electric shower over the bath and a separate w.c. Block paved driveway with parking for cars leading to a useful garage and the rear garden that is lawned with borders for planting and a patio area.

There is also no chain involved for the purchaser that is ready to proceed straight away.

Get in touch straight away to arrange a viewing before this is snapped up by a lucky purchaser!







Porch

double glazed window and door

Living room

15'9" x 12'5" (4.80 x 3.78)

feature fireplace, radiator, double glazed window, opening to:

Dining room

8'11" x 9'3" (2.72 x 2.82 (2.73 x 2.81))

radiator, double glazed window

Kitchen

8'11" x 10'6" (2.72 x 3.20)

inset stainless steel sink unit with double drainer, base and drawer units with worktop surfaces over, wall units, space for cooker, Vailliant gas central heating boiler, under stairs cupboard, double glazed door, double glazed window

First floor landing

double glazed window

Front bedroom 1

13'11" x 10'0" (4.24 x 3.05)

radiator, double glazed window

Rear bedroom 2

10'11" x 11'6" maximum (3.33 x 3.51 maximum (3.34 x 3.50 maximum))

fitted wardrobes, radiator, double glazed window

Front bedroom 3

9'6" x 10'0" (2.90 x 3.05)

radiator, double glazed window

Bathroom

white suite comprising bath with Triton electric shower over, pedestal wash hand basin, part tiled walls, storage cupboard, radiator, double glazed window

Separate w.c.

low level w.c, access to loft, double glazed window

Outside

block paved driveway with parking for cars leading to the garage, lawned rear garden with stocked herbaceous areas, patio area and a storage shed

Garage

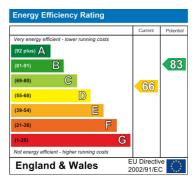


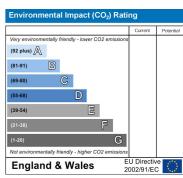




16'11" x 7'4" (5.16 x 2.24)

up and over door





1ST FLOOR 483 sq.ft. (44.9 sq.m.) approx.

GROUND FLOOR 538 sq.ft. (49.9 sq.m.) approx

DIENG ROOM

LIVING ROOM

BEDROOM

BEDROOM

BEDROOM

TOTAL FLOOR AREA: 1021 sg.ft. (9.4.8 sg.m.) approx.

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