



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

16'11" x 7'4" (5.16 x 2.24)
up and over 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, Vaillant 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		66
(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



TOTAL FLOOR AREA: 1021 sq. ft. (94.8 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of floor, window, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The terms, conditions and particulars must take the written order and no guarantee as to their accuracy or efficiency can be given.
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