



175 Deyes Lane, Maghull, L31 6DH

£259,950

A particularly spacious semi detached house that is being sold without an ongoing chain for anybody that is in a position to proceed quickly. The property offers excellent family accommodation and is also located close to well regarded local primary and secondary schools. Including gas central heating and double glazing, there is a porch leading to the entrance hall, living room with feature bay window, separate rear family room opening to kitchen/diner with fitted units including integrated oven and hob. From the family room is access to a bright garden room that leads to the garden and there is a ground floor w.c. To the first floor there are three double bedrooms (two with fitted wardrobes) and a bathroom with white suite including bath and separate corner shower cubicle. Driveway with parking for cars leading to the garage, a lawned rear garden with patio, decked area and shed.



Porch

tiled floor, double glazed windows and door

Entrance hall

laminated floor covering, under stairs cupboard, radiator

Living room

laminated floor covering, storage cupboard, radiator, double glazed bay window

Family room

10'9" x 14'7" (3.28 x 4.45)

laminated floor covering, radiator, double glazed patio door, opening to:

Kitchen/diner

13'2" x 9'3" (4.01 x 2.82)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, CDA induction hob, double oven, laminated floor covering, spotlights to ceiling, double glazed window, double glazed door to rear garden

Garden room

8'7" x 14'0" (2.62 x 4.27)

storage cupboard, tiled floor, radiator, two Keylight roof windows, double glazed windows and doors to rear garden

W.C.

low level w.c., was hand basin, tiled floor

First floor landing

airing cupboard, access to loft, double glazed window

Front bedroom 1

fitted wardrobes, laminated floor covering, radiator, double glazed bay window

Rear bedroom 2

11'9" x 10'5" (3.58 x 3.18)

fitted wardrobes, laminated floor covering, radiator, double glazed window

Front bedroom 3

10'2" x 7'8" (3.10 x 2.34 (3.09 x 2.33))

laminated floor covering, storage cupboard, radiator, double glazed window

Bathroom

white suite comprising bath with mixer tap over, separate corner shower cubicle, wash hand basin, low level w.c., tiled walls, tiled floor, heated towel rail, double glazed window

Outside

driveway to front with parking for cars leading to the garage, rear garden with a lawn and borders for planting, a small patio, decked area, greenhouse and shed

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			
(82 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: 1335 sq ft. (124.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for informational purposes only and should be used as such by any prospective purchaser. The services, options or appliances shown here are not limited and no guarantee as to their quantity or efficiency can be given. Made with Blueprints 2020



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