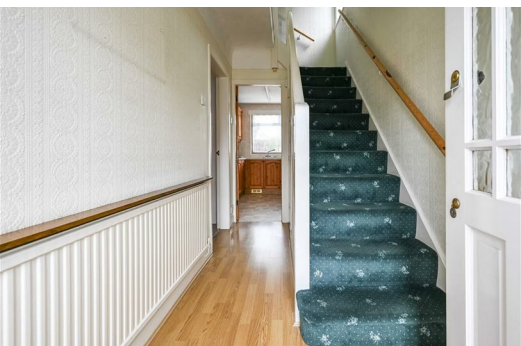




3 Greenville Drive, Maghull, L31 7DE

Asking Price £235,000

Berkeley Shaw Real Estate are pleased to offer for sale this semi detached family home that offers great potential for the new owners to purchase and make their own. Located close to the canal and within walking distance of the facilities of Maghull Central Square and surrounding areas, the property needs to be brought up to modern standards. The accommodation includes gas central heating, double glazed windows and briefly comprises porch, entrance hall, living room with feature fireplace, opening to dining room with patio door to rear garden, kitchen with fitted units and a separate utility room that also leads to the rear garden. To the first floor there are three bedrooms, a bathroom and a separate w.c. Outside there is a driveway with off road parking leading to the garage and a lawned and fenced rear garden with patio area and shed. The property is also being sold without an ongoing chain.



Porch
tiled floor

Entrance hall
laminated floor covering, under stairs cupboard, radiator

Living room
feature fireplace with gas fire, radiator, double glazed bay window, opening to:

Dining room
10'3" x 8'11" (3.12 x 2.72 (3.13 x 2.73))
radiator, double glazed patio door to rear garden

Kitchen
10'3" x 8'1" (3.12 x 2.46)
inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, gas cooker point, tiled walls, gas central heating boiler, radiator, double glazed window, door to:

Utility room
8'3" x 7'6" (2.51 x 2.29)
inset stainless steel sink unit, worktop surface, plumbing for washing machine, two storage cupboards, tiled floor, double glazed window, door to garden, door to garage

First floor landing
access to loft, double glazed window

Front bedroom 1
radiator, double glazed bay window

Rear bedroom 2
10'4" x 9'8" (3.15 x 2.95 (3.14 x 2.94))
storage cupboard, radiator, double glazed window

Front bedroom 3
8'9" x 6'4" (2.67 x 1.93)
storage cupboard, radiator, double glazed window

Bathroom
white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, airing cupboard, radiator, double glazed windows to two elevations

Separate w.c.
low level w.c, part tiled walls, double glazed window

Outside
driveway with parking for cars leading to garage, lawned front garden, lawned and fenced rear garden with patio area, borders for planting and a shed

Garage
15'1" x 8'3" (4.60 x 2.51)
electric power, up and over door

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



TOTAL FLOOR AREA: 1001 sq ft (93.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should be used as such by any prospective purchaser. The agents, valuers and legal practitioners named have not been asked to guarantee the accuracy of the floorplan or any other part of the plan.
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