



**11 Hawkshead Close, Maghull, L31 9BT**  
**Asking Price £279,950**

A property like this will not be available for very long so for those buyers in a position to move contact us to arrange a viewing. Situated on the popular Lakes Development in Maghull, this particular property is both well presented throughout and also offers the potential for the new owners to make it their own, it's in a pleasant cul de sac and is also for sale without an ongoing chain. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace, opening to dining room overlooking the garden, kitchen with integrated appliances including oven, hob and dishwasher and a separate utility room leading to the garden. To the first floor there are three bedrooms and a bathroom with white suite including shower over the bath. Driveway with parking leading to the garage and side access to the rear garden that is lawned with borders and a patio area.





## Porch

double glazed windows and door

## Entrance hall

under stairs storage cupboard, radiator

## Living room

14'5" x 11'3" (4.39 x 3.43 (4.40 x 3.42))

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

## Dining room

10'5" x 9'3" (3.18 x 2.82 (3.17 x 2.81))

radiator, double glazed window

## Kitchen

10'5" x 10'6" (3.18 x 3.20)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, wall units, integrated appliances including Bosch gas hob, electric oven, dishwasher, double glazed window, door to:

## Utility room

10'5" x 6'0" (3.18 x 1.83 (3.17 x 1.82))

belfast style sink unit with mixer tap, base units with worktop surface, wall units, plumbing for washing machine, radiator, double glazed window, double glazed door to rear garden

## First floor landing

airing cupboard with radiator, access to loft, double glazed window

## Front bedroom 1

fitted wardrobes, radiator, double glazed bay window

## Rear bedroom 2

11'7" x 9'2" (3.53 x 2.79)

radiator, double glazed window

## Front bedroom 3

10'5" x 6'11" (3.18 x 2.11)

radiator, double glazed window

## Bathroom

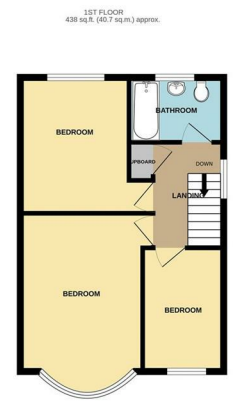
white suite comprising panelled bath with mixer shower over, pedestal wash hand basin, low level w.c, tiled walls, radiator, double glazed window

## Outside

there is a block paved driveway with parking for cars leading to the garage, lawned front garden, side access to the rear garden that is lawned with borders for planting and a patio area

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures 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 illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at any time.  
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