



## 185 Moorhey Road, Maghull, L31 5LG

Asking Price £248,500

A well presented semi detached house which is ready for a buyer to move straight into. Situated in a residential location convenient for the shops on Moorhey Road as well as being close to well regarded local schools. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, fitted cloakroom, utility room and store with access to the rear garden, living room with feature fireplace, opening to dining room with patio door to rear garden, modern fitted kitchen with integrated appliances. To the first floor there are three bedrooms and the contemporary bathroom with white suite. Driveway with off road parking for cars, rear garden with artificial lawn for easy maintenance and a patio area.



## Entrance hall

storage cupboard, radiator

## Cloakroom

low level w.c, wash hand basin, tiled walls, heated towel rail

## Living room

laminated floor covering, feature fireplace with electric fire, double glazed bay window, opening to:

## Dining room

9'9" x 8'7" (2.97 x 2.62)

laminated floor covering, spotlights to ceiling, radiator, double glazed patio door to rear garden

## Kitchen

9'5" x 9'3" (2.87 x 2.82)

circular sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, Zanussi induction hob, Beko electric oven, integrated dishwasher and microwave, space for American style fridge/freezer, double glazed window

## Utility room

5'11" x 5'3" (1.80 x 1.60 (1.81 x 1.59))

plumbing for washing machine and dryer, tiled floor, double glazed window and door, door to:

## Side hallway

door to rear garden, door to:

## Store

7'10" x 5'10" (2.39 x 1.78 (2.38 x 1.77))

useful garden storage, double glazed window

## First floor landing

access to loft, double glazed window

## Front bedroom 1

11'3" x 10'0" (3.43 x 3.05 (3.44 x 3.04))

fitted wardrobes, storage cupboard, laminate floor covering, radiator, double glazed window

## Rear bedroom 2

9'4" x 10'5" (2.84 x 3.18)

recess cupboard, laminate floor covering, radiator, double glazed window

## Front bedroom 3

10'5" x 8'2" (3.18 x 2.49 (3.17 x 2.50))

laminated floor covering, double glazed window

## Bathroom

white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

## Outside

driveway with parking for cars, rear garden with artificial lawn, patio area and shed

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			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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			
<b>England &amp; Wales</b>	EU Directive	2002/91/EC	



TOTAL FLOOR AREA: 978 sq.ft. (90.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and equipment shown here are not to be relied upon and no guarantee as to their availability or efficiency can be given.  
 Made with MyHomeplan.com



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

