



11 Kendal Drive, Maghull, L31 9AX

Asking Price £259,950

Berkeley Shaw Real Estate are pleased to offer for sale, this extended Sefton semi detached house that offers excellent potential for the new buyers to improve and make their own. With features including a rear garden that isn't overlooked, three double bedrooms and two spacious separate reception rooms the accommodation includes gas central heating, double glazing and briefly comprises entrance hall, front living room with bay window, rear family room with patio door to rear garden, kitchen/diner, rear porch with w.c. leading to the garden and garage. To the first floor there are three double bedrooms, a bathroom with electric shower over the bath and a separate w.c. Block paved driveway with parking for cars leading to garage and the lawned rear garden with Dodds Park behind.



Entrance hall

laminated floor covering, radiator, double glazed door

Living room

gas fire, laminated floor covering, radiator, double glazed bay window

Rear family room

18'2" x 9'5" (5.54 x 2.87)

radiator, double glazed patio

Kitchen/diner

17'4" x 10'6" (5.28 x 3.20)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, corner displays and wine rack, wall units, integrated gas hob, double oven, plumbing for washing machine, double glazed window, door to:

Porch

doors to garden, garage and:

W.C.

low level w.c, Main gas central heating boiler, double glazed window

First floor landing

storage cupboard, access to loft, double glazed window

Front bedroom 1

13'3" x 12'1" (4.04 x 3.68)

radiator, double glazed bay window

Rear bedroom 2

11'11" x 11'1" (3.63 x 3.38 (3.62 x 3.39))

radiator, double glazed window

Front bedroom 3

9'11" x 8'0" (3.02 x 2.44 (3.03 x 2.45))

storage cupboard, radiator, double glazed window

Bathroom

panelled bath with Gainsborough electric shower over, pedestal wash hand basin, tiled walls, radiator, double glazed window

Separate w.c.

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

Outside

block paved driveway with parking for cars leading to garage, the rear garden is not overlooked to the rear as it backs onto Dodds Park and has a lawned area and well established borders

Garage

17'7" x 7'8" (5.36 x 2.34)

fitted light, up and over door to front, door to rear porch

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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
834 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The architect, surveyor and agencies shown here do not warrant and do not guarantee, as to the accuracy of the figures given. Made with MyHome 2020.



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