BerkeleyShaw

REAL ESTATE



10 Avondale Avenue, Maghull, L31 7AA

Asking Price £315,000

An excellent opportunity for a buyer to purchase and improve an extended semi detached house that is located in a hugely sought after residential road in Maghull with the benefit of a Southerly facing rear garden that is not overlooked. Great potential for further improvements, the property has been extended to the rear and to the first floor to create a spacious family home that is close to well regarded local schools. The accommodation briefly comprises porch, entrance hall, front living room with feature fireplace, separate rear family room with french door to rear garden, sitting room/breakfast room, kitchen/diner with french doors to rear garden, utility room and cloakroom. To the first floor there are four bedrooms (two with fitted wardrobes) and a bathroom with bath and separate shower cubicle. Driveway with parking for cars leading to garage, southerly facing rear garden with small patio area and well established borders.







Porch

tiled floor

Entrance hall

under stairs cupboard, radiator

Living room

feature fireplace with gas fire, radiator, bay window

Family room

14'0" x 11'11" (4.27 x 3.63)

feature fireplace with gas fire, radiator, door to rear garden

Sitting room/breakfast room

10'10" x 7'6" (3.30 x 2.29 (3.29 x 2.28))

radiator, double doors to:

Kitchen/diner

13'9" x 16'4" (4.19 x 4.98 (4.20 x 4.97))

inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, wall units including display cabinets and shelving, gas hob, double oven, tiled floor, radiator, french doors to rear garden, double glazed rear window

Utility room

tiled floor, radiator, door to side

W C

low level w.c, wash hand basin, double glazed window

First floor landing

Front bedroom 1

11'5" x 11'11" (3.48 x 3.63)

fitted wardrobes, radiator, bay window

Rear bedroom 2

13'11" x 11'11" (4.24 x 3.63)

fitted wardrobes, radiator, double glazed window

Front bedroom 3

8'4" x 7'6" (2.54 x 2.29 (2.53 x 2.28))

radiator,

Side bedroom 4

12'6" x 8'2" (3.81 x 2.49)

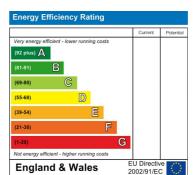
radiator, double glazed windows to front and rear

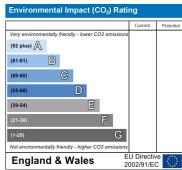
Bathroom

white suite comprising panelled bath, separate shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, part tiled walls, radiator, double glazed window

Outside

driveway with parking for car leading to garage, rear garden that is southerly facing and not overlooked to the rear with lawn and small patio area





1ST FLOOR 621 sq.ft. (57.7 sq.m.) approx





TOTAL FLOOR AREA: 1555 staff. (144.0 sq.m.) approx.

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