



## 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

**WC**  
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

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: 1550 sq. ft. (144.0 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and fittings shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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