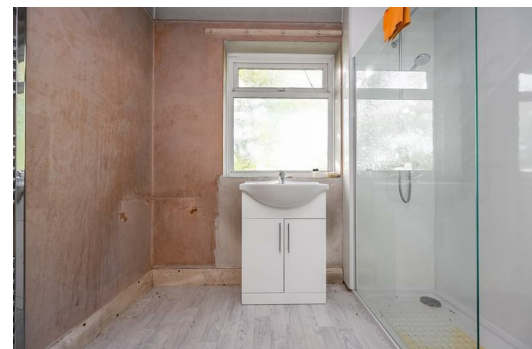




2a Willow Hey, Maghull, L31 3DL

£325,000

A fabulous opportunity to purchase a property situated on a corner plot with gardens to all four sides and located in 'Old Maghull' convenient for the railway station providing links to Liverpool, Ormskirk and Southport. The property does require improvements to both the inside and the garden areas and is offered for sale without an ongoing chain so is ready for somebody looking to start work on a project quickly. The accommodation briefly comprises porch, entrance hall, spacious living room with french doors, there is a separate dining room and a kitchen with door to the rear, a w.c/utility room completes the ground floor. To the first floor there are four generous sized double bedrooms, a shower room and a separate w.c. Outside there are the gardens surrounding the property and a double garage to the rear.



Porch
door to:

Entrance hall
under stairs cupboard, stairs to first floor

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

Living room
22'6" x 12'1" (6.86 x 3.69)
radiator, two double glazed windows, double glazed french doors

Dining room
11'10" x 15'5" (3.61 x 4.72)
radiator, double glazed windows to two elevations

Kitchen
9'4" x 11'10" (2.85 x 3.61)
stainless steel sink unit with drainer, base and drawer units with worktop surfaces, gas cooker point, double glazed door to rear, double glazed window

First floor landing
storage cupboard

Rear bedroom 1
15'5" x 9'5" (4.71 x 2.88)
radiator, double glazed windows to two elevations

Side bedroom 2
9'4" x 12'0" (2.85 x 3.68)
radiator, double glazed window

Side bedroom 3
10'1" x 12'10" (3.08 x 3.92)
storage cupboard, radiator, double glazed window

Side bedroom 4
9'3" x 12'1" (2.82 x 3.69)
radiator, double glazed window

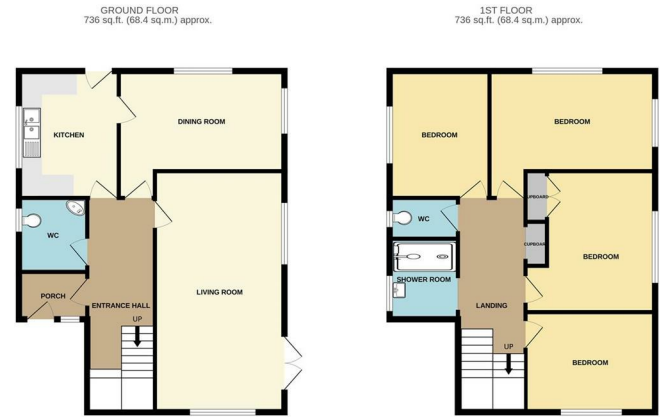
Shower room
shower cubicle with mixer shower over, wash hand basin in vanity unit, heated towel rail, double glazed window

Separate w.c.
low level w.c, access to loft, double glazed window

Outside
the property sits on a corner plot with gardens to the front, sides and rear. There is a double garage located to the rear.

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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