



138 Hall Lane, Maghull, L31 3EH

Asking Price £540,000

A very rare opportunity has arisen for a buyer looking for a unique and traditional style property with many original features. Located in Old Maghull close to the railway station, the semi detached house must be viewed to be appreciated. The versatile accommodation includes features such as double glazed sash windows, high ceilings with coving and original style wooden doors and flooring. Offering spacious family accommodation including a basement which has scope for even further improvements, there is an entrance hallway with useful cloakroom cupboard, front living room with feature fire with log burner and bi folding doors to the rear family room that opens into the dining room. Kitchen/breakfast room with integrated appliances and French doors to rear, ground floor modern shower room and a utility room. To the first floor there are four double bedrooms plus a study and a contemporary bathroom with bath and separate shower. The basement is made up of two main rooms plus some storage rooms/areas. Outside there is a driveway with parking for several vehicles leading to a garage, and a southerly facing lawned rear garden that is not overlooked with well established borders and a patio area. The property is also sold without an ongoing chain.



Open porch

Entrance hall

wooden floor, radiator, front door with stained glass insert

Cloakroom cupboard

useful cupboard for coats and shoes etc

Front living room

wooden floor, feature fireplace with log burner, radiator, double glazed bay window

Rear family room/dining room

wooden floor, feature fireplace with log burner, two radiators, double glazed window, double glazed french doors to rear garden

Kitchen/breakfast room

inset sink unit with drainer cut into worktop surface, base and drawer units with worktop surfaces over, integrated appliances including Neff five ring gas hob, Neff double oven, microwave, dishwasher, spotlights to ceiling, tiled floor, two radiators, three Velux style roof windows, two double glazed window, double glazed french doors

Shower room

shower cubicle with mixer shower, wash hand basin in recess, low level w.c, tiled floor, tiled walls, double glazed window

Utility room

7'6" x 6'9" (2.29 x 2.06)

plumbing for washing machine and dryer, base unit, worktop surface, midway tiling, radiator, double glazed window

First floor landing

radiator, double glazed window

Rear bedroom 1

15'1" x 12'4" (4.60 x 3.76)

wooden floor, fitted wardrobe, radiator, double glazed window

Front bedroom 2

13'0" x 12'4" (3.96 x 3.76 (3.97 x 3.77))

wooden floor, fitted wardrobe, radiator, double glazed window

Rear bedroom 3

11'0" x 12'9" (3.35 x 3.89)

wooden floor, fitted display cabinet, radiator, double glazed window

Front bedroom 4

7'9" x 14'6" (2.36 x 4.42)

wooden floor, radiator, double glazed window

Study

7'9" x 5'9" (2.36 x 1.75)

wooden floor, radiator, double glazed window

Bathroom

feature free standing bath with centre mixer tap, separate shower cubicle with mixer shower, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

Basement

stairs from entrance hall, storage areas, door to:

Workshop

14'2" x 13'0" (4.32 x 3.96)

radiator, front window

Games room

15'1" x 12'6" (4.60 x 3.81)

radiator, door to rear garden

Outside

driveway with parking for several vehicles leading to garage, the southerly facing feature rear garden is not particularly overlooked and comprises lawned area, well established borders, paved patio area with the feature Verandah over, side area with shed leading to the rear of the garage

Garage

17'2" x 7'6" (5.23 x 2.29 (5.24 x 2.28))

up and over door, door to 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	



TOTAL FLOOR AREA: 2340 sq ft (217.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, rooms, etc. may differ from actual measurements and are not guaranteed. Areas for sale by way of prospectus only. The amount of ground covered by the plot is not guaranteed. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.
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