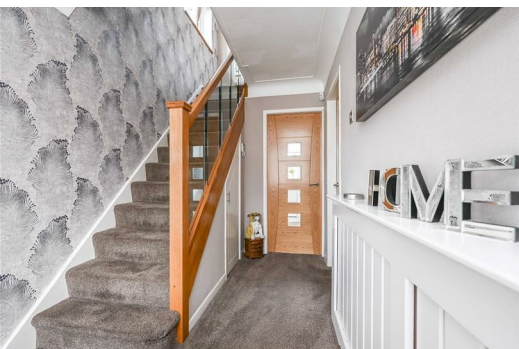




21 Kendal Drive, Maghull, L31 9AX

Asking Price £295,000

A particularly well presented and tastefully decorated Sefton semi detached house situated on the popular Lakes development in Maghull and with the park to the rear so not overlooked at the back. The accommodation is ideal for families as there are well proportioned rooms and three double bedrooms. Including double glazing and central heating, there is a porch leading to entrance hall, living room with feature living flame fire, double doors to dining room, kitchen /breakfast room with fitted units including a full range of integrated appliances, ground floor cloakroom. To the first floor there are the three bedrooms (main bedroom with fitted furniture) and shower room with large shower cubicle. Driveway with parking for cars leading to garage, rear garden with paved areas, circular artificial lawn and various areas for planting.



Porch

double glazed entrance door, tiled floor, double glazed windows and door to:-

Entrance hall

meters cupboard, contemporary oak and glass feature staircase, under stairs storage cupboard, radiator

Living room

feature fireplace with gas fire, laminate floor covering, radiator, double glazed bay window, double doors to:-

Dining room

10'8" x 9'5" (3.25 x 2.87)

radiator, double glazed window

Kitchen/Breakfast room

inset one and a half bowl sink unit with drainer in worktop surface, base and drawer units with Quartz worktop surfaces over including breakfast bar, integrated appliances including Neff electric hob, Neff double electric oven with slide and hide doors, dishwasher, wine cooler, low fridge, full size fridge and separate freezer, laminate floor covering, radiator, double glazed window, double glazed door to rear garden

Cloakroom

low level w.c, wash hand basin in vanity unit, laminate floor covering, part tiled walls, radiator, door to garage

First floor landing

storage cupboard, access to loft with pull-down ladder to boarded loft area with light, double glazed window

Front bedroom 1

fitted wardrobes and dressing table, radiator, double glazed bay window

Rear bedroom 2

11'11" x 11'1" (3.63 x 3.38 (3.62 x 3.37))

radiator, double glazed window

Front bedroom 3

9'11" x 8'0" (3.02 x 2.44 (3.03 x 2.43))

storage cupboard, radiator, double glazed window

Shower room

shower cubicle with mixer shower, fitted base units with wash hand basin, wall units and mirror, low level w.c, tiled walls, spotlights to ceiling, heated towel rail, two double glazed windows

Outside

driveway with parking for cars leading to garage, rear garden that overlooks the park so isn't overlooked with paved areas, circular artificial lawn, timber pergola, various areas for planting, outside tap

Garage

11'2" x 7'4" (3.40 x 2.24)

Up and over door, water tap, and power

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: 1266 sq ft (117.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floor, ceiling, wall and any other part are approximate and the responsibility lies with the purchaser or other interested party. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The actuality, accuracy and appropriateness of the information herein is not guaranteed as to their exactness or otherwise and the purchaser is advised to verify the same.



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