



## 10 Leathwood, Maghull, L31 6AT

Asking Price £215,000

An immaculately presented semi detached family home that is ready for buyers to move straight into and with the benefit of a westerly facing well established rear garden that would appeal to garden lovers. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, spacious living/dining room with a feature fireplace and french doors leading to the rear garden, kitchen overlooking the front with fitted units including integrated oven and hob. To the first floor there are three bedrooms (one with fitted furniture) and a shower room with electric shower. Driveway with off road parking leading to the garage which is over nine metres in length which then leads to the westerly facing rear garden that has been well loved and includes a lawn, patio area, greenhouse and a wide variety of plants, shrubs and flowers.





## Porch

double glazed windows and door

## Entrance hall

storage cupboard

## Living room

17'7" maximum x 16'0" (5.36 maximum x 4.88)

feature fireplace with gas fire, tiled heart, under stairs storage cupboard, radiator, double glazed window, double glazed french doors to the rear garden

## Kitchen

7'9" x 9'1" (2.36 x 2.77 (2.37 x 2.76))

inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, part tiled walls, integrated Samsung electric hob, Hotpoint electric oven, plumbing for washing machine, double glazed window, door to garage

## First floor landing

access to loft, storage cupboard

## Rear bedroom 1

13'5" x 9'10" (4.09 x 3.00)

fitted wardrobes and drawers, radiator, double glazed window

## Front bedroom 2

10'11" x 9'10" (3.33 x 3.00)

radiator, double glazed window

## Rear bedroom 3

9'8" x 6'1" (2.95 x 1.85)

radiator, double glazed window

## Shower room

shower cubicle with Triton electric shower, wash hand basin in vanity unit, low level w.c, tiled walls, radiator, double glazed window

## Outside

driveway with off road parking for cars leading to garage, attractive well loved and westerly facing rear garden with lawn, patio area and well established borders with a wide variety of plants and flowers

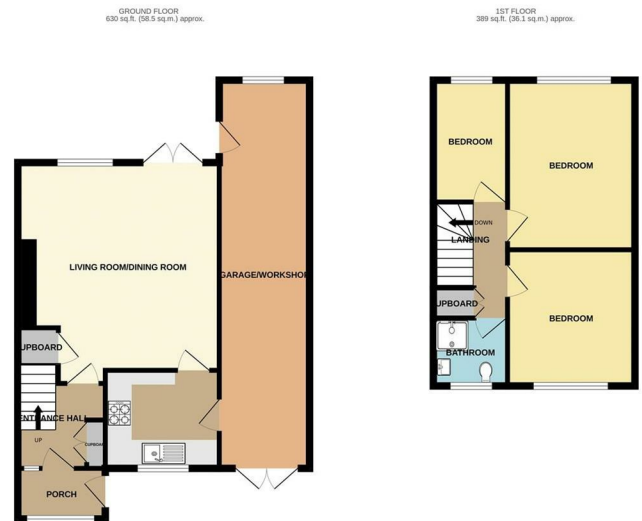
## Garage and workshop

30'10" x 7'2" (9.40 x 2.18 (9.41 x 2.19))

workbench, light and power, double glazed rear window and door to garden, double folding doors opening to driveway at the front

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA - 2019 sq ft (187.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, heights and any other data are approximate and the responsibility, either for any errors, omissions or mis-statements, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Agency, its agents and any other person have not been tested and no guarantee as to their capability or efficiency can be given. Made with MyHome 2.0.0.4



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