# BerkeleyShaw

REAL ESTATE



# 31 Ravenglass Avenue, Maghull, L31 6BZ

## Asking Price £129,950

A particularly well presented and easily manageable purpose built ground floor flat located on the lakes development in Maghull which is a highly regarded residential area convenient for the facilities of Maghull Central Square. The well planned accommodation includes gas central heating, double glazing and briefly comprises private side entrance, hallway with storage cupboards, living room overlooking the front, kitchen with integrated oven, hob, fridge and freezer, two bedrooms, one overlooking the front and one with french doors to the rear garden and a shower room with corner shower cubicle.

Private rear garden with access from the side path and the rear bedroom. No chain.







#### **Entrance hall**

two storage cupboards, laminate floor covering, radiator

## Living room

14'1" x 11'6" (4.29 x 3.51)

laminate floor covering, electric fire, radiator, double glazed window

#### Kitchen

8'11" x 7'7" (2.72 x 2.31 (2.73 x 2.32))

inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, midway tiling, Zanussi electric hob and oven, integrated fridge and freezer, plumbing for washing machine, Worcester gas central heating boiler, tiled floor, double glazed window

### Rear bedroom 1

9'9" x 11'6" (2.97 x 3.51)

laminate floor covering, radiator, double glazed french doors to the rear garden

#### Front bedroom 2

7'11" x 10'10" (2.41 x 3.30)

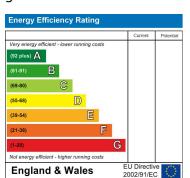
laminate floor covering, radiator, double glazed window

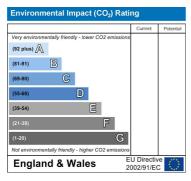
#### Shower room

corner shower cubicle with mixer shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, radiator, double glazed window

#### Outside

pathway with access to private side entrance and also leading to rear gate giving access to the private rear garden with loose stoned area and paved patio area







LIVING ROOM

GROUND FLOOR 548 sq.ft. (50.9 sq.m.) approx.

TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other them are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is full floorpian proposes only and should be used as such by any prospective purchase. This sprain is full floorpian and applicance shown have not been tested and no patients.

BEDROOM









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