



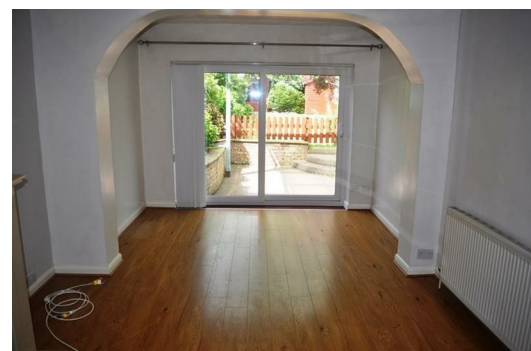
65 Wynnstay Avenue, Maghull, L31 0BG

Asking Price £229,950

A well presented extended semi detached family home with a lovely rear garden. The property benefits from a gas central heating system and double glazing. The accommodation briefly comprises of: attractive entrance hall, front living room; extended rear lounge with patio doors to garden; fitted kitchen; to the first floor there are three bedrooms (with fitted bedroom furniture) and a combined spacious bathroom with four piece white suite. Block paved garden to front with driveway, well proportioned westerly facing rear garden with detached garage, attached gazebo, summerhouse and timber shed.

An internal inspection is strongly recommended in order to fully appreciate the array of attractive features on offer.

**** No Chain Involved****



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	

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to verify the accuracy of the information provided in this document as to their own satisfaction and to seek professional advice where necessary. The information is provided as a guide only and is not intended to be used as a guarantee. Made with MyHome 2024



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

