



## 5 Aldykes, Maghull, L31 6AU

Asking Price £209,950

A particularly attractive semi detached house that is located on a residential road in Maghull within easy reach of many well regarded primary and secondary schools. The property is being sold without an ongoing chain, is well presented throughout although does offer the opportunity for further improvements. The accommodation includes gas central heating, double glazing and briefly comprises entrance hall, spacious living/dining room with feature fire and patio door to rear garden, kitchen to the front with fitted units including oven and hob. To the first floor there are three bedrooms (all with fitted furniture) and a shower room with corner shower cubicle. Outside there is a well established front garden, driveway leading to the garage and the southerly facing rear garden that is a particular feature with lawn, patio area and mature herbaceous areas.



## Entrance hall

radiator, double glazed door

## Living / Dining room

16'5" x 16'0" (5.00 x 4.88)

gas fire, under stairs cupboard, radiator, double glazed side window double glazed patio door to rear garden

## Kitchen

7'10" x 9'0" (2.39 x 2.74)

inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, matching wall units, tiled walls, tiled floor, Belling gas hob, Bosch electric oven, plumbing for washing machine, radiator, double glazed window, double glazed door to side

## First floor landing

access to loft, airing cupboard

## Rear bedroom 1

13'2" x 9'10" (4.01 x 3.00)

fitted wardrobes and dressing table, radiator, double glazed window

## Front bedroom 2

11'3" x 9'10" (3.43 x 3.00)

fitted wardrobes, radiator, double glazed window

## Rear bedroom 3

9'9" x 6'1" (2.97 x 1.85)

fitted wardrobes and drawers, radiator, double glazed window

## Shower room

corner shower cubicle with Mira electric shower over, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, double glazed window

## Outside

driveway with parking for car leading to garage, feature southerly facing rear garden with lawn, patio area and well established borders for planting

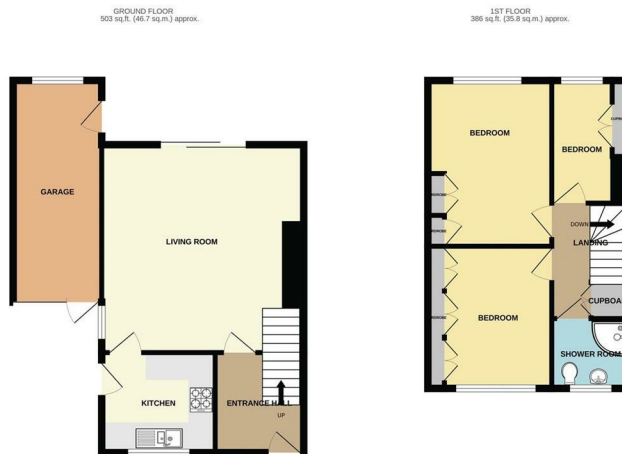
## Garage

17'7" x 7'0" (5.36 x 2.13 (5.35 x 2.14))

side hung garage door to front, pedestrian doors to front and 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 <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			
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(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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