



11 Bridge Road, Maghull, L31 5LX

Asking Price £89,950

An easily manageable purpose built first floor flat with it's own private front entrance. The property is located in a pleasant position overlooking a green and within walking distance to Maghull Railway Station and convenient for those commuting via the motorway networks. The accommodation includes double glazing, electric heating and briefly comprises front entrance with stairs to first floor landing, living/dining room with bay window, kitchen with fitted units, bedroom overlooking the front and bathroom with coloured suite including electric shower over the bath. Outside the property overlooks a communal green and has a garden to the side and a rear garden. Offered for sale without an ongoing chain for a potentially less complicated process.



Entrance

private entrance with storage cupboard and stairs to first floor

Landing

electric heater, access to loft, double glazed window

Living room

12'6" x 12'0" (3.81 x 3.66 (3.82 x 3.65))

gas fire, electric heater, double glazed bay window

Kitchen

8'6" x 7'5" (2.59 x 2.26 (2.58 x 2.27))

stainless steel sink unit, base and drawer units with worktop surfaces, wall units, space for electric cooker, storage cupboard with hot water cylinder and plumbing for washing machine, double glazed window

Bedroom

12'7" x 9'5" (3.84 x 2.87 (3.83 x 2.88))

double glazed window

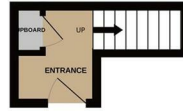
Bathroom

coloured suite comprising bath with Triton electric shower over, pedestal wash hand basin, low level w.c, tiled walls, double glazed window

Outside

there are gardens to the side and rear. The flat overlooks a communal green.

ENTRANCE
53 sq.ft. (4.9 sq.m.) approx.



FIRST FLOOR
499 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Figures contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or efficiency unless so stated.

Made with Metapic C2023

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		



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

