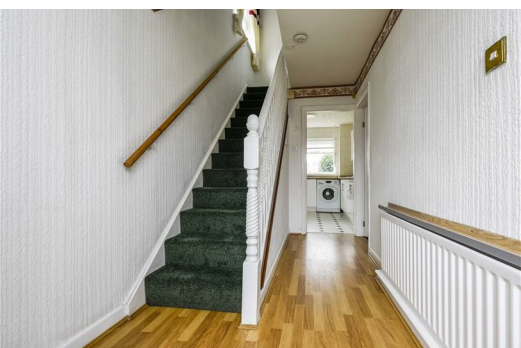




15 Green Park Drive, Maghull, L31 8EN

Asking Price £229,950

A well presented semi detached house that is being sold without the potential complications of an ongoing chain and situated in a pleasant cul de sac on the Green Park Development in Maghull. With the added benefit of a pleasant westerly facing rear garden, the property includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace opening to dining room with french doors to the rear garden, kitchen with fitted units and doors to garage and garden. To the first floor there are three bedrooms and a shower room. Attractive front lawned garden and driveway with off road parking leading to the garage, lawned and fenced rear garden with patio area and planted borders.



Porch
double glazed sliding door

Entrance hall
laminated floor covering, radiator, double glazed door

Living room
13'5" x 10'3" (4.09 x 3.12 (4.10 x 3.13))
feature fireplace, radiator, double glazed window, opening to:

Dining room
9'10" x 8'5" (3.00 x 2.57 (2.99 x 2.56))
radiator, double glazed french doors and windows to rear garden

Kitchen/breakfast room
inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, wall units, space for gas cooker, plumbing for washing machine, under stairs cupboard, two double glazed windows, door to garage, double glazed door to rear garden

First floor landing
access to loft, double glazed window

Front bedroom 1
12'5" x 10'0" (3.78 x 3.05 (3.79 x 3.04))
radiator, double glazed window

Rear bedroom 2
10'8" x 10'0" (3.25 x 3.05)
radiator, double glazed window

Front bedroom 2
9'6" maximum x 6'9" (2.90 maximum x 2.06 (maximum x 2.05))
cupboard housing Potterton gas central heating boiler, radiator, double glazed window

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

Outside
attractive front lawned garden with borders, driveway

leading to garage, lawned and fenced rear garden with patio area and planted borders

Garage
15'8" x 7'8" (4.78 x 2.34)
light and power, up and over door

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	



TOTAL FLOOR AREA: 942 sq. ft. (87.6 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, etc. are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee can be given as to their operability or efficiency for the given.
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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

