


Sefton Drive, Maghull, L31 8AG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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	
WWW.EPC4U.COM			



BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW, TWO DOUBLE BEDROOMS, MODERN FITTED KITCHEN AND SHOWER ROOM, CONSERVATORY, LARGE LOFT ROOM, ENCLOSED GARDENS, GARAGE AND DRIVEWAY. BE QUICK!

This well presented semi detached bungalow sits in Sefton Drive on a corner plot. The property comprises entrance porch, hallway, lounge, conservatory, modern kitchen, two double bedrooms (one is currently used as a dining room) and a modern shower room. To the first floor is a large loft room. Externally there are lawned gardens to the front, a driveway giving access to the detached garage to the side and enclosed low maintenance gardens to the rear. Being an ideal retirement bungalow, we would anticipate a large amount of interest and would recommend an early viewing.

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Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



Property Features

- Semi Detached Bungalow
- Beautifully Presented Throughout
- Two Double Bedrooms
- Large Loft Room
- Conservatory

Full Description

ENTRANCE PORCH

7' 1" x 4' 7" (2.17m x 1.41m)

A double glazed Upvc triple aspect room with windows to both sides and door to the front. Tiled flooring. Composite double glazed door with double glazed Upvc side panels leads into

L SHAPED HALLWAY

9' 10" x 9' 5" (3.02m x 2.89m) maximum measurements

Doors off to various rooms. Meter cupboard. Telephone point. Storage cupboard. Radiator.

KITCHEN

10' 4" x 9' 8" (3.17m x 2.96m)

Double glazed Upvc window to the rear and side. Composite double glazed door leading out to the rear gardens. Range of wall and base units incorporating worksurfaces with inset one and a half bowl stainless steel sink and drainer and mixer tap over. Integrated oven with four ring hob and extractor over. Integrated fridge freezer. Plumbing and space for washing machine. Integrated microwave/grill. Baxi boiler. Tiled splash backs.

LOUNGE

16' 7" x 11' 0" (5.07m x 3.36m)

Double glazed Upvc French doors leading out to the conservatory. Gas fire with tiled hearth, brick surround and tiled mantle. Television point. Radiator.

CONSERVATORY

9' 10" x 8' 8" (3.01m x 2.65m)

Double glazed Upvc room with windows to three sides and door leading out to the garden.

SHOWER ROOM

5' 10" x 5' 8" (1.79m x 1.75m)

Obscured double glazed Upvc window to the side. Suite comprising large corner shower with mains double headed shower over, wash hand basin set in vanity unit with storage below and

WC. Tiled walls. Heated towel rail.

FRONT BEDROOM TWO

10' 5" x 9' 3" (3.19m x 2.83m)

Double glazed Upvc window to the front. Radiator. This room is currently used as a dining room.

FRONT BEDROOM ONE

13' 4" x 11' 1" (4.07m x 3.40m)

Double glazed Upvc Bay window to the front. Radiator. Staircase leading to the second floor landing.

LOFT ROOM

20' 8" x 11' 1" narrowing to 7'3" (6.31m x 3.39m narrowing to 2.23m)

Double glazed Upvc window to the side. Range of built in wardrobes. Eaves storage with lights. Two radiators.

FRONT AND SIDE

To the front of the property is a lawned gardens bordered by a range of plants and shrubs. A driveway is to the side of the property and provides off road parking and gives access to the detached garage.

DETACHED GARAGE

Up and over garage door. Rear pedestrian door. Light and power.

REAR

Gated access leads into the low maintenance rear garden which is paved and laid to gravel. These gardens are bordered by flowers, shrubs and trees.

AGENTS NOTE

Freehold

Council Tax Band- C, Sefton Council.

