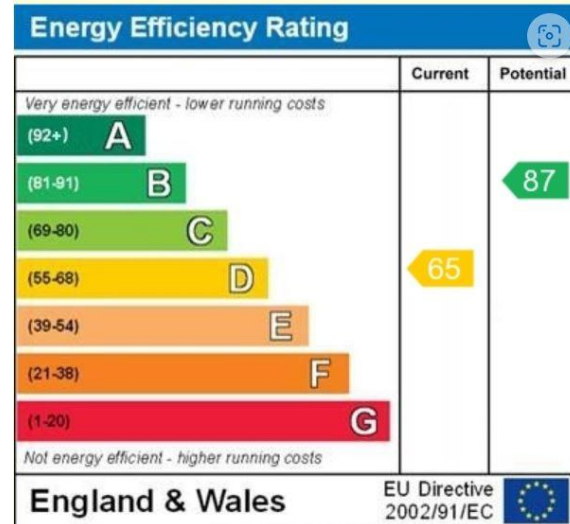


28 Hillary Crescent, Maghull, L31 6BL



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SEMI DETACHED FAMILY HOME SITUATED IN A TUCKED AWAY LOCATION YET CLOSE TO MAGHULL SQUARE, THREE BEDROOMS, LOUNGE/DINER, KITCHEN, LOVELY ENCLOSED GARDENS TO THE REAR, DRIVEWAY AND GARAGE. NO ONWARD CHAIN. BE QUICK!

This semi detached house sits in the sought after location of Hillary Crescent, tucked away yet close to Maghull Square and shops. The property has been a family home for a number of years and offers spacious accommodation throughout. Comprising entrance hallway, lounge/diner and kitchen to the ground floor whilst to the first floor are three good sized bedrooms and a shower room. Externally there is a paved driveway that provides off road parking and gives access to the garage. There is also an open plan lawned garden to the front, with the main gardens lying to the rear. The rear gardens are lovely and larger than expected. All in all this is one not to be missed and we would recommend an early viewing.

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

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

Freehold



Property Features

- Semi Detached Family Home
- Tucked Away Location
- Three Bedrooms
- Driveway And Good Sized Garage
- Lovely Enclosed Rear Gardens

Full Description

ENTRANCE HALLWAY

13' 7" x 6' 5" (4.15m x 1.97m)

Double glazed Upvc entrance door with obscured double glazed side panels. Staircase to the first floor landing. Under stairs cupboard. Doors off to various rooms. Wall light. Radiator.

LOUNGE/DINER

24' 9" x 8' 10" (7.56m x 2.70m)

Window to the front and double glazed sliding patio door leading out to the rear garden. Gas fire. Television point. Two radiators.

KITCHEN

8' 5" x 7' 9" (2.57m x 2.38m)

Window to the rear. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer. Space for cooker. Under stairs cupboard. Radiator. Door leading through to the

GARAGE

23' 7" x 7' 6" (7.19m x 2.31m)

Up and over garage door. Space and plumbing for washing machine. Wall and base units with worksurface. 'Main' boiler. Door leading out to the rear garden and window to the rear.

FIRST FLOOR LANDING

7' 11" x 7' 1" (2.42m x 2.16m)

Double glazed obscured window to the side. Doors off to various rooms. Loft access. Storage cupboard.

FRONT BEDROOM ONE

13' 0" x 10' 6" (3.98m x 3.21m)

Window to the front. Radiator.

REAR BEDROOM TWO

11' 8" x 10' 6" (3.56m x 3.21m)

Window to the rear. Radiator.

REAR BEDROOM THREE

7' 11" x 6' 11" (2.43m x 2.11m)

Window to the rear. Radiator.

SHOWER ROOM

6' 9" x 5' 4" (2.08m x 1.64m)

Obscured window to the front. Suite comprising shower with electric shower, wash hand basin set in vanity unit with storage beneath and WC. Tiled flooring. Heated towel rail.

FRONT

The property is approached by a paved driveway which provides off road parking and gives access to the garage. There is an open plan lawn which shrub and flower borders.

REAR

The main gardens lie to the rear of the property and are much larger than expected. There is a large lawned area which is bordered by mature trees and shrubs. Towards the end of the garden is a gravelled area which is ideal for outdoor seating. There is also a garden shed.

AGENTS NOTE

Freehold

Council Tax Band- C, Sefton Council

