



ALASTAIR SAVILLE
ESTATE AGENTS

The Crescent, Maghull

£475,000

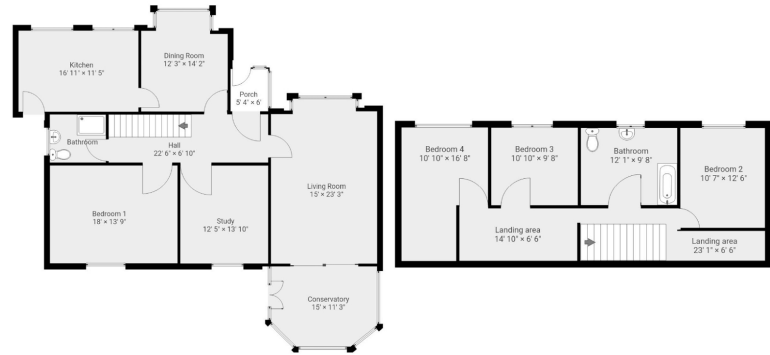
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- Beautiful 5 bed detached family home
- Conservatory
- Separate Dining Room
- Unique family home with further potential
- Bike Shed/Potting Shed
- Modern Spacious Kitchen
- Family Bathroom and Separate Shower Room
- Stunning gardens
- Off road parking and detached garage
- EPC C, Council Tax Band E



"PRIVATE & SECLUDED CORNER PLOT - A HIDDEN GEM, A LOVELY UNIQUE DETACHED HOUSE WITH 4/5 BEDROOMS LOCATED IN A PROMINENT POSITION ON LIVERPOOL ROAD SOUTH AND THE CRESCENT" From the minute you walk through the gates of 'The Captain's House' this property has an aura of tranquillity and calm. Only a viewing can fully appreciate its beauty, charm and versatile living space. There is a private south facing rear garden, large patio area ideal for outside entertaining and the large lawned area is surrounded by mature trees, shrubs and a pretty rockery. Outside water tap and gated access to either side of house. At the bottom of the garden is access to a spacious garage, wood shed and potting shed, where there is also the potential for an annexe to be built at bottom of the garden subject to the usual planning consents. Located within ½ mile to M57 and M58 Motorways. Walking distance to local schools, supermarkets.



1 The Crescent, L31 7BL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(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	

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