



STAIR SAVILLE
ESTATE AGENTS

Alt Avenue, Maghull

£315,000

3 1 2



- Three Bedroom Semi Detached
- Spacious Modern Kitchen
- Spacious Modern Shower Room
- Conservatory
- Utility Room
- Spacious Lounge
- Private Rear Garden
- Off Road Parking
- EPC C
- Council Tax Band C

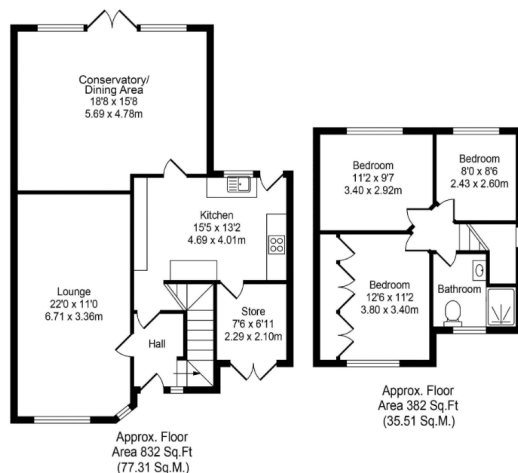


EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, BEAUTIFULLY PRESENTED MODERNISED THROUGHOUT, NEW KITCHEN, MODERN SHOWERROOM, GREAT SIZE PRIVATE REAR GARDEN, OFF ROAD PARKING. This beautiful family home has been modernized to a high standard and is ready to just move in. The property is situated in a quiet residential area in Maghull, within walking distance of local shops and amenities including local schools and transport links. Internally the property comprises: entrance hall, front lounge, kitchen / breakfast room, Spacious Conservatory, Utility Room, and to the first floor there are three bedrooms and a family shower room. To the outside of the property there is a larger than usual, private, mature rear garden which in not directly overlooked, whilst the front provides off road parking for several vehicles. An early viewing is advised.



Total Approx. Floor Area 1214 Sq.ft. (112.82 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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