



ALASTAIR SAVILLE  
ESTATE AGENTS



Hunt Road, Maghull, L31 6BW

£255,000

3 1 2



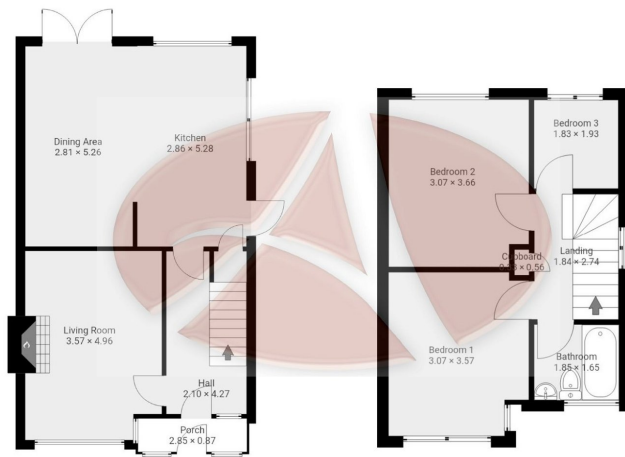
- Extended Three Bedroom Semi Detached
- Modern Bathroom
- Corner Plot
- NO CHAIN
- Open Plan Kitchen/Diner/Family Room
- Modern Kitchen
- Detached Garage
- EPC D, Council Tax Band C





BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED SET ON CORNER PLOT, CREDIT TO THE CURRENT VENDOR, MODERN OPEN PLAN KITCHEN/DINER/FAMILY SPACE, ENCLOSED GARDENS NOT DIRECTLY OVERLOOKED, OFF ROAD PARKING, DETACHED GARAGE, PERFECT FAMILY HOME! NO CHAIN.

This semi detached family home sits on a corner plot within walking distance from Maghull Square. Offering spacious, beautifully presented accommodation the property is a credit to the current vendor who have modernised the house throughout. The accommodation comprises porch, entrance hallway, lounge, modern kitchen/diner/family room overlooking the gardens to the ground floor. To the first floor are three good sized bedrooms and the modern bathroom. Externally there is a paved driveway which leads to the detached garage, and



Ground floor approx area - 58.5m<sup>2</sup>

1st Floor approx area - 33.3m<sup>2</sup>

30 Hunt Road, L31 6BW

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should be used for information only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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