



Ian Anthony
The Estate Agents

**138 Buckingham Road
Maghull, Merseyside, L31 7DR**

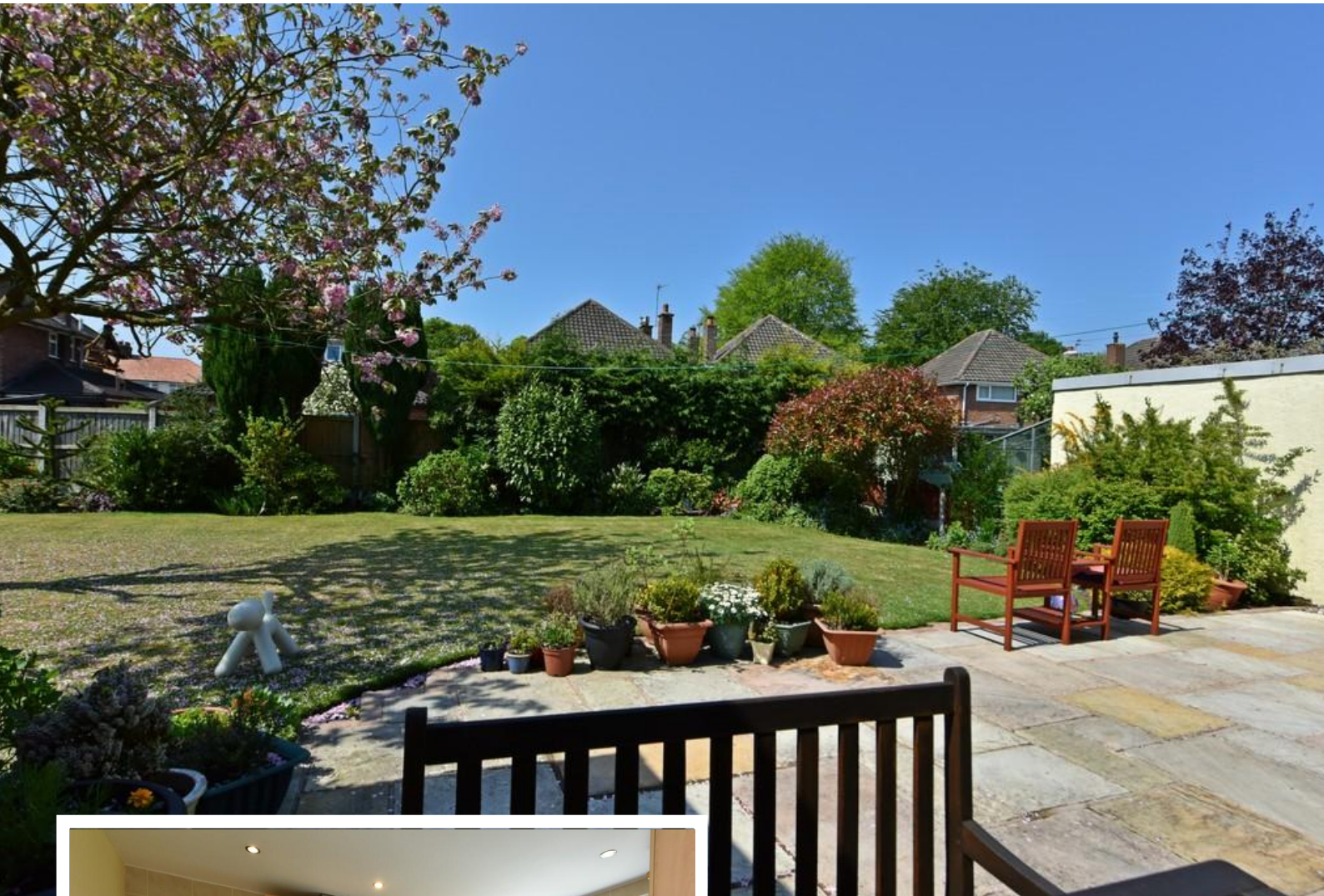
Asking Price Of £285,000

- EXTENDED DETACHED PROPERTY
- LOUNGE, DINING ROOM, LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- SHOWER ROOM & UTILITY AREA
- THREE BEDROOMS
- FAMILY BATHROOM
- MATURE GARDENS FRONT AND REAR
- BLOCK PAVED DRIVEWAY, GARAGE



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Property Description

SUMMARY

Well presented modern extended detached property situated in a popular residential area of Buckingham Road in Maghull convenient for local amenities. Accommodation comprises a lounge, dining room, living room, kitchen/breakfast room, shower room and utility area whilst to the first floor there are three good sized bedrooms and family bathroom. Outside there is a garage and attractive well maintained gardens to the front and rear.

FRONT DOOR

UPVC part glazed door to:-

PORCH

Window to front aspect, tiled floor.

ENTRANCE HALL

Stairs to first floor.

LOUNGE

17' 2" x 15' 5" (5.23m x 4.7m) Two windows to front



aspect, marble fireplace, laminate floor.

LIVING ROOM

14' 1" x 13' 1" (4.29m x 3.99m) Window to rear aspect, patio doors to side aspect, fire surround.

DINING ROOM

12' 4" x 8' 3" (3.76m x 2.51m) Window to rear aspect, laminate floor.

KITCHEN/BREAKFAST ROOM

16' 8" x 9' 7" (5.08m x 2.92m) Windows to front & rear aspect, doors to front and rear aspect, fitted kitchen with a range of base and wall units, 1 1/2 bowl stainless steel sink and drainer, integrated double gas oven, hob and overhead extractor hood, space and plumbing for dishwasher, fridge-freezer, tiled walls, tiled floor, spotlights.

UTILITY AREA

Space and plumbing for washing machine and tumble dryer.

SHOWER ROOM

Window to rear aspect, corner shower cubicle, washbasin, WC in vanity unit, tiled walls, tiled floor.

FIRST FLOOR

Landing window to front aspect, loft access.

BEDROOM 1

13' 3" x 8' 11" to robes (4.04m x 2.72m) Window to rear aspect, fitted wardrobes.

BEDROOM 2

12' 5" x 8' 9" (3.78m x 2.67m) Window to rear aspect, fitted wardrobes.

BEDROOM 3

10' 2" x 6' 9" (3.1m x 2.06m) Window to front aspect.

FAMILY BATHROOM

Two windows to side aspect, window to front aspect, tiled walk-in shower enclosure with screen, freestanding bath, WC & washbasin in vanity unit, tiled walls, tiled floor, spotlights.



OUTSIDE

FRONT GARDEN

Mature borders, shaped lawn, large block paved driveway, integral garage with up and over door.

REAR GARDEN

Well maintained attractive rear garden with mature shrubs and trees, large lawn area, Indian stone patio area, wooden garden shed.



ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

Sefton Borough Council, Council Tax - Band E

VIEWING

Viewing strictly by appointment through the Agents.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements