



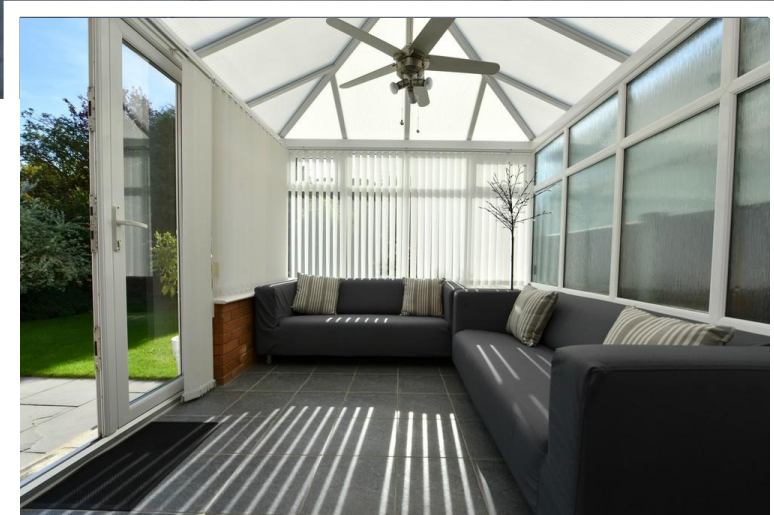
Ian Anthony
The Estate Agents

80 Moss Lane
Maghull, , L31 9AQ

Asking Price Of £215,000

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- CONSERVATORY
- KITCHEN
- UTILITY ROOM
- GARAGE
- OFF ROAD PARKING





Property Description

SUMMARY

This well presented Semi-detached house is situated well for access to local amenities as well as primary and secondary schools. The property briefly comprises of lounge, dining room, conservatory, kitchen, utility room, with three bedrooms & separate bathroom and wc to the first floor. garden to rear and bricked driveway to front for off road parking. Early viewings are highly advised to appreciate the standard of the property.

FRONT DOOR

Dual panelled window set in wooden frame leading to:-

PORCH

Window to front, tiled floor with door to:-

ENTRANCE HALL

Stairs to first floor, leads to both kitchen and lounge, under stairs storage.

LOUNGE

12' 10" x 12' 3" (3.91m x 3.73m) Bay window to front



aspect, wooden flooring, gas wall mounted fire, tv point, arch to:-

DINING ROOM

10' 6" x 8' 9" (3.2m x 2.67m) Open to lounge with wooden flooring, French doors to:-

CONSERVATORY

Three sided windows with bricked up base, tiled floor, French doors to rear aspect.

KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m) Window to rear aspect, variety of wall and base units, fitted oven and grill with separate electric hob & extractor hood, stainless steel sink with drainer & mixer tap, space for tall fridge freezer, with door to:-

UTILITY ROOM

Window and door to rear aspect, space & plumbing for washing machine with door to garage and downstairs wc.

DOWNSTAIRS WC

low wc with wall sink and tiled floor.

GARAGE

Up and over door to front aspect, electricity supply.

FIRST FLOOR

carpeted stairs and landing with access to attic.

BEDROOM ONE

13' 4" x 9' 11" (4.06m x 3.02m) Bay window to front aspect, fitted wardrobes along one wall, wooden flooring.

BEDROOM TWO

11' 9" x 10' 2" (3.58m x 3.1m) Window to rear aspect, wooden flooring.

BEDROOM THREE

8' 6" x 7' 4" (2.59m x 2.24m) Window to front aspect, currently used as an office, wooden flooring, with built in storage cupboard.

BATHROOM

Frosted window to rear, fitted bath with over shower, pedestal sink, walls and floor tiled with separate wc.

FRONT ASPECT

Brick border wall with brick paving providing off-road parking spaces for potentially 2 cars.

REAR ASPECT

Accessed from either utility room or conservatory there is a paved patio for seating area, lawn area with a border of mature hedges and trees.





ADDITIONAL INFORMATION

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

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band D.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		46	80
England & Wales		EU Directive 2002/91/EC	

I/We approve these sales particulars (with amendments as marked) and authorise Ian Anthony to print and distribute them. I/We understand that all items listed in the particulars are included in the sale and must not be removed unless agreed in advance with the buyer. I/We will inform you immediately should any material change be made to the property.

Signed _____

Date _____

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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