



## 26 Langdale Drive, Maghull, Merseyside L31 9BR

Guide Price £265,750

BERKELEY SHAW are delighted to offer for sale this immaculately presented THREE/FOUR BEDROOM EXTENDED family home, situated within this popular residential area. The property is light and airy throughout and offers accommodation comprising- entrance hallway, cozy lounge, snug/ bedroom four with a modern ground floor shower room, an open plan kitchen/ dining/ family space with utility room off and conservatory. To the first floor there are three bedrooms and a family bathroom. In internal inspection is highly recommended to appreciate the size and finish of this wonderful family home.



### Entrance Porch

Double glazed door into the entrance hallway. Tiled flooring.

### Entrance Hallway

With wooden flooring and doors off to the lounge, snug and kitchen. Stairs to the first floor. Radiator.

### Lounge

16'7" x 11'5" (5.07 x 3.48)

Double glazed bay window to front. Wooden flooring. Feature gas fire. Radiator.

### Snug/ Bedroom Four

12'5" x 7'9" (3.79 x 2.37)

Double glazed window to front. Laminate flooring. Radiator.

### Ground Floor Shower Room

7'8" x 5'2" (2.35 x 1.58)

Fitted with a suite comprising shower cubicle, hand wash basin in vanity unit and WC. Tiled walls and flooring. Heated towel rail.

### Open Plan Kitchen Dining Family Space

20'4" x 10'9" (6.20 x 3.28)

Fitted with a modern range of white gloss base and wall units with wood effect roll top work surfaces incorporating stainless steel sink unit with mixer tap. Built in double oven, microwave, four ring gas hob and extractor hood. Built in dishwasher. Laminate flooring. Two radiators. Double glazed sliding doors to the conservatory. Door to the utility room.

### Conservatory

10'3" x 9'6" (3.14 x 2.92)

### First Floor

With doors off to the bedrooms and family bathroom. Loft access.

### Bedroom One

16'4" x 8'9" (4.98 x 2.68)

Double glazed bay window to front. Built in wardrobes. Radiator.

### Bedroom Two

11'11" x 9'6" (3.65 x 2.91)

Double glazed window to rear. Radiator.

### Bedroom Three

9'10" x 6'9" (3.01 x 2.08)

Double glazed window to front. Radiator. Laminate flooring.

### Family Bathroom

7'11" x 5'5" (2.43 x 1.66)

Fitted with a suite comprising panel bath, hand wash basin in vanity unit and WC. Double glazed obscured windows to rear and side.

### Outside

The rear garden is mainly laid to lawn with patio and decking areas.

