



## 31 Ravenglass Avenue, Maghull, L31 6BZ

Asking Price £129,950

A particularly well presented and easily manageable purpose built ground floor flat located on the lakes development in Maghull which is a highly regarded residential area convenient for the facilities of Maghull Central Square. The well planned accommodation includes gas central heating, double glazing and briefly comprises private side entrance, hallway with storage cupboards, living room overlooking the front, kitchen with integrated oven, hob, fridge and freezer, two bedrooms, one overlooking the front and one with french doors to the rear garden and a shower room with corner shower cubicle.

Private rear garden with access from the side path and the rear bedroom. No chain.



## Entrance hall

two storage cupboards, laminate floor covering, radiator

## Living room

14'1" x 11'6" (4.29 x 3.51)

laminate floor covering, electric fire, radiator, double glazed window

## Kitchen

8'11" x 7'7" (2.72 x 2.31 (2.73 x 2.32))

inset stainless steel sink unit, base and drawer units with worktop surfaces over, matching wall units, midway tiling, Zanussi electric hob and oven, integrated fridge and freezer, plumbing for washing machine, Worcester gas central heating boiler, tiled floor, double glazed window

## Rear bedroom 1

9'9" x 11'6" (2.97 x 3.51)

laminate floor covering, radiator, double glazed french doors to the rear garden

## Front bedroom 2

7'11" x 10'10" (2.41 x 3.30)

laminate floor covering, radiator, double glazed window

## Shower room

corner shower cubicle with mixer shower over, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, radiator, double glazed window

## Outside

pathway with access to private side entrance and also leading to rear gate giving access to the private rear garden with loose stoned area and paved patio area

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



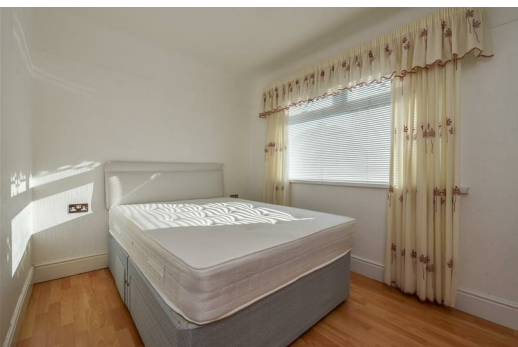
TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

