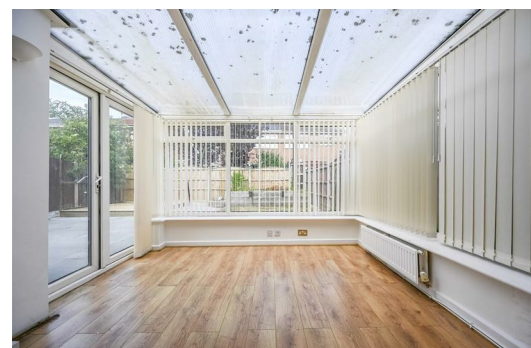




37 Moss Lane, Maghull, L31 9AE

Offers Over £240,000

Situated in a much sought after location of Maghull, this attractive three bedroom semi detached house oozes charm and is perfect for your growing family. The bright living room is to the front of the property with a feature beam fireplace fitted with a gas log burner effect fire. A kitchen/diner with shaker style kitchen units and wooden beam feature to ceiling, this is ideal for family dining. Patio doors lead you through into a conservatory with 'French' doors that take you out into a patio area and garden. There is a handy downstairs shower room which leads through to a room which could be used as a study, an ideal playroom or second reception room. Upstairs there are three bedrooms, two have fitted wardrobes and a contemporary bathroom with bath, vanity sink, inset ceiling rain shower and 'WC'. The property further benefits from having a gas central heating system and double glazing. Outside there is a driveway providing off road parking and to the rear a lawn and patio area. There is also no chain involved.



Porch

double glazed windows and door

Entrance Hall

double glazed door, laminate floor, radiator

Living room

12'4" x 13'6" (3.76 x 4.11)

laminate flooring, feature beam with gas log burner effect fire, spotlights to ceiling, radiator, double glazed window, opening to:

Kitchen/diner

10'0" x 16'11" (3.05 x 5.16)

inset circular sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, wine rack, glass display cabinets, display shelving, part tiled walls, electric cooker space, plumbing for washing machine, laminate floor, spotlights to ceiling, radiator, doorway to rear porch, double glazed window, double patio door to conservatory

Conservatory

10'0" x 9'11" (3.05 x 3.02)

laminate flooring, radiator, double glazed french doors leading into the rear garden

Rear Porch

double glazed window

Ground floor shower room

shower cubicle with Mira electric shower, wash hand basin in vanity unit, low level w.c, storage cupboard, tiled walls, tiled floor, radiator, double glazed window, door to:

Sitting room/playroom/study

21'0" x 7'3" (6.40 x 2.21 (6.41 x 2.22))

laminate floor covering, under stairs cupboard, radiator, double glazed windows to front and side

First Floor Landing

loft access, two storage cupboards, double glazed window

Front bedroom 1

12'7" x 9'8" (3.84 x 2.95 (3.83 x 2.94))

fitted wardrobes, radiator, double glazed window

Rear bedroom 2

10'0" x 10'0" (into recess) (3.05 x 3.05 (into recess))

fitted wardrobes, radiator, double glazed window

Front bedroom 3

radiator, double glazed window

Bathroom

white suite comprising panelled bath with mixer tap and mixer rain shower over, wash hand basin in vanity units, low level w.c, tiled floor, part tiled walls, heated towel rail, double glazed window

Outside

to the front there is a driveway providing off road parking, established planting areas, to the rear of the property there is lawn with patio area, decking area and raised borders with sleepers

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1114 sq. ft. (103.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and key areas are approximate and responsibility is taken for any error. Therefore, the floorplan is not to be used for any purpose other than a guide only. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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