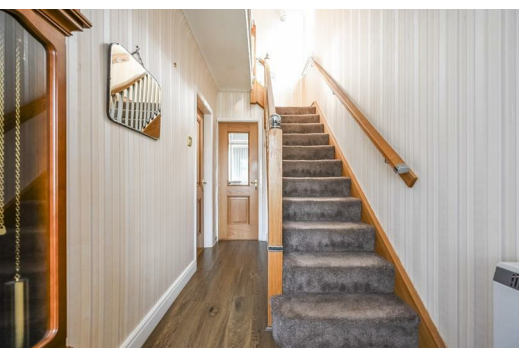




15 Greenville Drive, Maghull, L31 7DE

Asking Price £239,950

An excellent opportunity to purchase a semi detached house being sold without an ongoing chain and being located close to the facilities of Maghull Central Square as well as the Liverpool to Leeds canal. With potential to improve, the accommodation includes double glazing and briefly comprises porch, entrance hall, living room with bay window, spacious kitchen/diner with fitted units including oven and hob, utility area leading to ground floor w.c. and garage. To the first floor there are three bedrooms (main bedroom with fitted wardrobes) a bathroom with corner bath and electric shower over, separate w.c. Outside there is a lawned front garden with planted borders and a block paved driveway leading to the garage, lawned rear garden with borders, patio area and a greenhouse.



Porch
double glazed windows and door

Entrance hall
electric heater, double glazed front door

Living room
electric heater, double glazed bay window

Kitchen/diner
10'3" x 17'7" (3.12 x 5.36 (3.13 x 5.35))
inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, Newworld electric hob and oven, laminate floor covering, under stairs storage cupboard, electric heater, two double glazed windows, door to:

Utility area
doors to rear garden and garage, door to:

W.C.
low level w.c, wash hand basin

First floor landing
access to loft, double glazed window

Front bedroom 1
fitted wardrobes to one wall, double glazed bay window

Rear bedroom 2
10'5" x 9'8" (3.18 x 2.95 (3.17 x 2.94))
double glazed window

Front bedroom 3
8'10" x 6'3" (2.69 x 1.91)
double glazed window

Bathroom
corner bath with Triton electric shower over, pedestal wash hand basin, tiled walls, tiled floor, two double glazed windows

Separate w.c.
low level w.c, tiled walls, tiled floor, double glazed window

Outside
block paved driveway with parking for cars leading to garage, lawned front garden with borders, rear garden with

lawn, patio area, greenhouse and well established herbaceous areas

Garage
fitted workbench, roller door to front, door to utility area and a pedestrian door area to the front

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: 1145 sq ft (106.4 sq.m.) approx.
We have endeavoured to ensure the accuracy of the figures contained here. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency for any given date.



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