



**BerkeleyShaw**

## 1a Ormonde Drive, Maghull, L31 7AN

Asking Price £260,000

A delightful semi-detached 2 bedroom bungalow with no stairs which you can move straight into with NO CHAIN. With a LARGE GARDEN that just keep going through the hedge opening. Ideal for those with green fingers wanting to down-size but not give up a love for gardening. There is an outdoor brick store ideal as a potting shed and an attached GARAGE with LAUNDRY area.

Upon entering, you are welcomed into square hallway and onto a spacious lounge that provides a warm and inviting atmosphere, flooded with light from the patio doors looking onto the stunning rear garden with its mature trees and hedges. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout with a focal fireplace (Gas Living Flame) for winter evening.

The bungalow features a well-appointed mobility friendly SHOWER ROOM, ensuring all your essential needs are met with ease. The kitchen is modern with a range of base and high level fitted units, breakfast bar area for casual dining.

The surrounding area of Ormonde Drive is known for its friendly community and accessibility to local amenities, making it a desirable location for those looking to down-size and settle in Maghull. In summary, this semi-detached bungalow on Ormonde Drive is a charming and practical choice for anyone looking to enjoy the comforts of single-storey living and pottering around a sunny garden.



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**Hall**

**Lounge**

18'11" x 10'7" (5.79 x 3.23)

**Shower Room**

**Bedroom 1**

15'9" x 9'4" (4.82 x 2.86)

**Bedroom 2**

10'4" x 7'7" (3.15 x 2.33)

**Kitchen**

9'5" x 7'7" (2.88 x 2.33)

**Garage**

**Outdoor Store**

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</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>	<b>71</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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.  
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