



14 Newlyn Avenue, Maghull, L31 6AX
Offers Over £200,000

**** NO CHAIN **** This semi-detached house on Newlyn Avenue offers a wonderful opportunity for families and individuals alike to update and renovate to create their forever home. The bright reception rooms could be knocked into one large open-plan kitchen/living/dining room over looking the GARDEN.

With three DOUBLE bedrooms, this property provides ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a well-appointed bathroom, ensuring convenience for all residents. To the front is private driveway parking and a handy GARAGE for storage or conversion.

Maghull is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. This location is perfect for those seeking a peaceful suburban lifestyle while still being well-connected to nearby cities with motorways and transport links.

In summary, this semi-detached house on Newlyn Avenue presents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. With its three DOUBLE bedrooms and inviting reception area, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this lovely house your new home.



Porch

Lounge

15'11" x 11'10" (4.86 x 3.62)

Dining Room

9'4" x 8'10" (2.85 x 2.70)

Kitchen

10'11" x 8'10" (3.35 x 2.70)

Bathroom

8'10" x 8'1" (2.70 x 2.47)

Bedroom 1

13'8" x 9'4" (4.19 x 2.85)

DOUBLE

Bedroom 2

11'0" x 9'4" (3.37 x 2.85)

DOUBLE

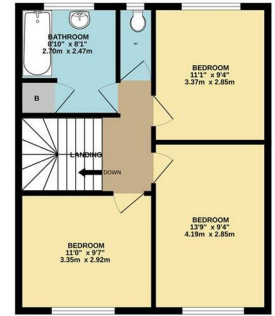
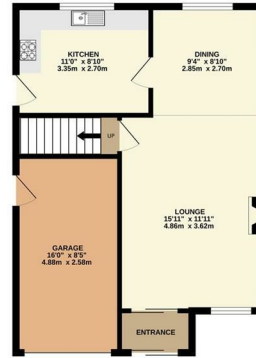
Bedroom 3

10'11" x 9'6" (3.35 x 2.92)

SINGLE

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency for the given. Made with Metrage ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
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



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