



3 Twyford Close, Maghull, L31 6BB

Asking Price £250,000

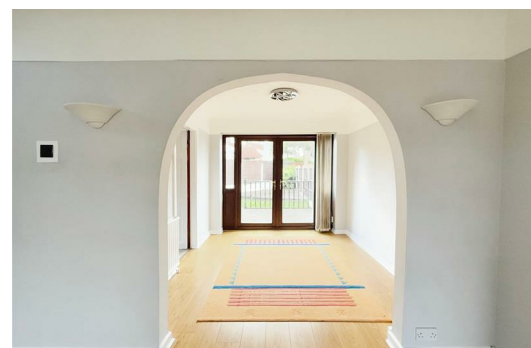
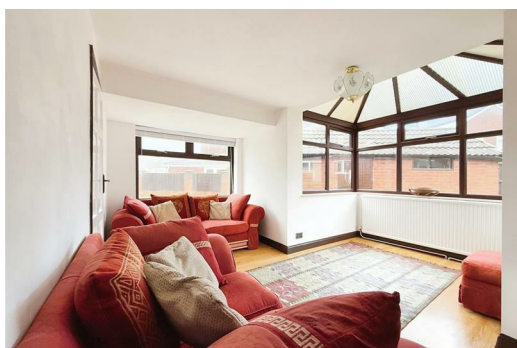
This extended semi-detached 3 DOUBLE bedroomed home is perfect for families looking for more space and wanting to create their forever family home. Located in a quiet close, with excellent schools nearby and easy commuter links to motorways and Liverpool City Centre.

On entering there is a handy porch for all those coats and shoes, through to the spacious lounge with focal feature fireplace (gas living flame), an arch leads through to dining room which floods both rooms with lights from the patio doors.

The kitchen is well-appointed with a range of high and low level solid wood cabinets, stainless steel sink with drainer looking onto your garden. The adjoining dining area could be knocked through to create the perfect open-plan, kitchen/living/dining space for enjoying family dinners or hosting friends. There is a separate family room off the lounge which could be ideal for a toy room or space for young adults to chill out together.

Upstairs all 3 bedrooms are generously sized DOUBLE rooms with built in wardrobes and bedside tables. Each room is designed to provide comfort and privacy, ensuring a restful night's sleep. The spacious bathroom is modern and well-maintained, featuring a large bath and separate cubicle shower, chrome heated towel rail, WC and storage sink.

Outside, the property benefits from a lovely garden with grass lawn, mature shrubs and decked patio area ideal for enjoying the fresh air or hosting summer barbecues. To the front is driveway parking leading to detached garage with pitched roof.



- Porch
- Lounge
- Dining Room
- Family Room
- Kitchen
- Landing
- Bedroom1
- Bedroom 3
- Bedroom 2
- Bathroom
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(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		
EU Directive 2002/91/EC		
England & Wales		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, plots and any other data are approximate and no responsibility is taken for any errors, omission or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their condition or efficiency can be given.

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