



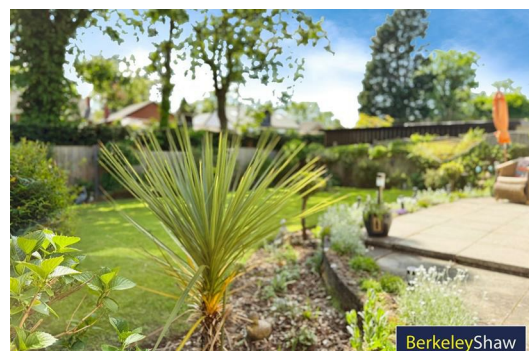
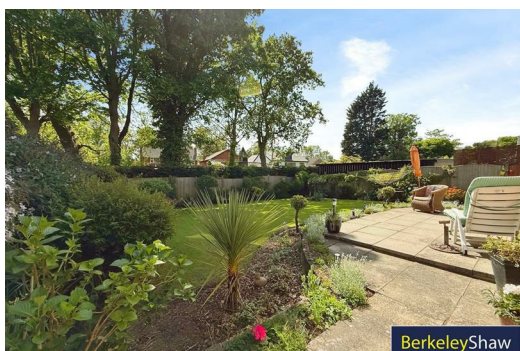
## 3 Waltho Avenue, Maghull, L31 6BE

Asking Price £450,000

This impressive EXTENDED 4 bedroomed detached house located on a quiet close offers families flexible space both inside and out. With four well-proportioned bedrooms two to the first floor and two the ground floor. Also a NEW boiler added 2 years ago and a full rewire having taken place. This property is ideal for families seeking a welcoming home with space to grow in the future with significant potential to extend, convert the GARAGE or build above (subject to planning). allowing you to tailor the home to your specific needs and preferences.


The spacious kitchen dining room provides a casual dining space with a breakfast bar area and for a large dining room table ensuring that there is room for everyone to cook and eat. The WOW factor of this home is the stunning south-facing gardens. These beautifully maintained outdoor spaces are perfect for enjoying sunny days, hosting gatherings, or simply unwinding in a tranquil setting. To the front is a large driveway for parking multiple vehicles.


This delightful property on Waltho Avenue is not just a house; it is a place where memories can be made. With its generous living spaces, beautiful gardens, and excellent location for SCHOOLS, it presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this exceptional home your own.

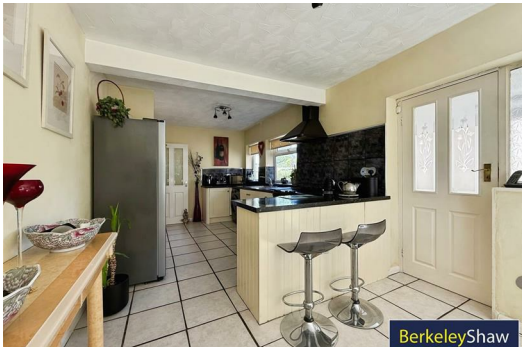




- Hall
- Porch
- Lounge
- Kitchen/Dining
- Living Room/Bedroom 4
- Bedroom 3
- Downstairs WC
- Bedroom 2
- Side Porch
- Bedroom 1
- Family Bathroom
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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