



**BerkeleyShaw**

## 15 Windermere Drive, Maghull, Merseyside L31 9BG

### Offers Over £260,000

NO CHAIN

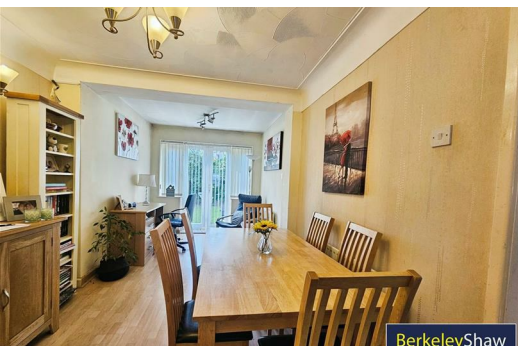
Berkeley Shaw Real Estate are delighted to present this three-bedroom semi-detached property for sale on Windermere Drive in Maghull. The property benefits from a single-story rear extension and a detached double garage.

The property briefly comprises a welcoming entrance porch and hallway, with double doors leading to the living room, dining room, and kitchen on the ground floor. On the first floor, there are three bedrooms and a family bathroom.

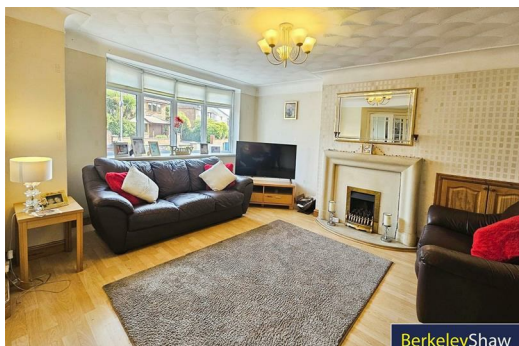
Externally, the property boasts an impressive front driveway that has been paved and laid with tarmac, ideal for parking multiple vehicles. A double side gate provides access to the detached double garage and rear garden. Perfect for families, the rear garden features a patio area and a separate lawn.

Situated on the popular Lakes Estate in Maghull, just off Deyes Lane, the property is close to a variety of local amenities including shops, schools, medical facilities, and public and motorway transport links.

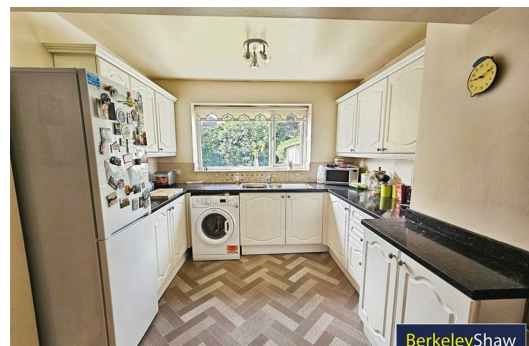
EPC rating- E



**BerkeleyShaw**



**BerkeleyShaw**



**BerkeleyShaw**



## Entrance Porch

uPVC front door, tiled flooring, and an internal door giving access to the hallway.

## Hallway

Laminate flooring, double doors to the living room, and radiator.

## Living Room

15'4 x 14'5 (4.67m x 4.39m)

Double-glazed window to the front aspect, gas fire, laminate flooring, and radiator. Opening leads to:

## Dining Room

18'10 x 8'11 (5.74m x 2.72m)

Double-glazed French doors to the rear garden, laminate flooring, and radiator.

## Kitchen

16'2 x 9'11 (4.93m x 3.02m)

Double-glazed window to the front aspect, door to the side aspect, laminate flooring, and radiator. Fitted kitchen with a range of wall and base units, range cooker, and plumbing in place for a washing machine. Space for a fridge-freezer and storage cupboards.

## Master Bedroom

13'6 x 13'4 (4.11m x 4.06m)

Double-glazed window to the front aspect, built-in wardrobe, carpet, and radiator.

## Bedroom 2

13'6 x 11'9 (4.11m x 3.58m)

Double-glazed window to the front aspect, carpet, and radiator.

## Bedroom 3

10'3 x 8'4 (3.12m x 2.54m)

Double-glazed window to the front aspect, carpet, and radiator.

## Family Bathroom

8'11 x 5'6 (2.72m x 1.68m)

Double-glazed frosted windows to the front and side aspects, laminate flooring, tiled walls, and a heated towel rail. Bath with overhead shower, sink with vanity unit, and toilet.

## Exterior

Front: Driveway and side gate.

Rear Garden: Lawn and patio area.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, windows, rooms and any other parts 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 a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency for any given time.



Berkeley Shaw Estate Agents Limited.  
Company No. 0784754

Berkeley Shaw Real Estate Limited.  
Company No. 05206927

