



6 Hornby Chase, Maghull, L31 5PP
Offers In The Region Of £310,000

An immaculately presented extended detached property situated in a residential cul-de-sac close to popular local primary and junior schools. The accommodation has been recently improved by the current owners, is ready for a buyer to move straight into and briefly comprises porch, living room opening to dining room with folding doors to family room which has folding doors to the rear garden, study to the front, and modern fitted kitchen with integrated appliances completes the ground floor. To the first floor the main bedroom has an en suite shower room, there are two further bedrooms and a contemporary bathroom with white suite including shower over the bath. Driveway with parking for cars, side access to the rear garden with lawn and patio area. The property is also being sold without an ongoing chain.



Porch
double glazed window and door

Study
13'4" x 7'6" (4.06 x 2.29)
under stairs storage cupboards, radiator, double glazed window

Living room
14'11" x 10'5" (4.55 x 3.18)
radiator, double glazed front window, opening to:

Dining room
13'7" x 8'1" (4.14 x 2.46)
under stairs cupboard, radiator, bi-folding doors to:

Family room
9'2" x 18'10" (2.79 x 5.74 (2.80 x 5.75))
feature radiator, three Velux roof windows, two double glazed windows, double glazed bi-folding doors to rear garden

Kitchen
8'1" x 10'7" (2.46 x 3.23)
modern newly fitted kitchen with one and a half bowl sink unit with 'spray' function mixer tap over, base and drawer units including wine rack, worktop surfaces over, matching wall units, integrated electric hob and oven, fridge and freezer, dishwasher and washing machine, tiled floor, spotlights to ceiling, double glazed window

First floor landing
cupboard housing recently installed Worcester gas central heating boiler, access to loft, radiator, double glazed window

Rear bedroom 1
9'10" x 12'0" (3.00 x 3.66)
radiator, double glazed window

En suite shower room
tiled shower cubicle with plumbed shower, wash hand basin, low level w.c, tiled walls, heated towel rail, double glazed window

Front bedroom 2
radiator, double glazed window

Front bedroom 3
10'1" x 9'1" (3.07 x 2.77)
radiator, double glazed window

Bathroom
white suite comprising panelled bath with mixer shower over, wash hand basin and w.c in vanity unit, tiled walls, heated towel rail, double glazed window

Outside
driveway with parking for cars, side access to lawned and fenced rear garden with stocked herbaceous areas, patio area and shed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		72
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 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



TOTAL FLOOR AREA: 1171 sq. ft. (108.8 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and not responsible to claim for any error or omission of any kind. The floor is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency at the time.
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