BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

81 Northway, Maghull, L31 7BG

£225,000

A semi detached house that offers the new owners excellent potential for improvements. Set back from the main road, on the slip road of Northway it is ideally located for the facilities of both Maghull Central Square, the shops etc at Dover Road and Meadows Leisure Centre. Offered for sale without an ongoing chain, the accommodation includes gas central heating and briefly comprises entrance hall, front living room with bay window, separate second reception room with french doors opening to the rear garden, breakfast room and kitchen to the rear. To the first floor there are three bedrooms, a shower room and separate w.c. To the front is a block paved driveway with parking for cars leading to a garage and a rear garden with great scope to improve and a large brick built fishpond.

Entrance hall

Living room
11'10" plus bay x 11'10" (3.63 plus bay x 3.61)
radiator, bay window

Family Room
16'1" x 11'1" (4.92 x 3.39)
feature fireplace with gas fire, radiator, french doors to rear garden

Breakfast room
8'9" x 9'1" maximum (2.69 x 2.78 maximum)
radiator, bay window, door to:

Kitchen
7'6" x 7'5" (2.31 x 2.28)
stainless steel sink unit, base and drawer units, worktop surfaces, wall units, Candy integrated oven, electric hob, plumbing for washing machine, Baxi gas central heating boiler, windows to two elevations, door to side

First floor landing
feature stained glass window

Front bedroom 1
14'11" into bay x 10'11" (4.56 into bay x 3.33)
radiator, bay window

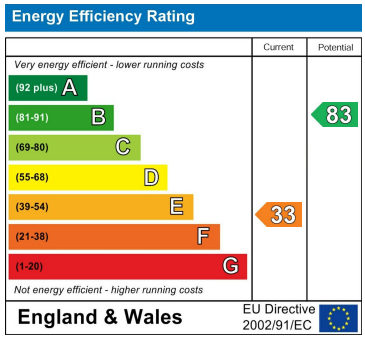
Rear bedroom 2
12'8" x 11'2" (3.87 x 3.42)
radiator

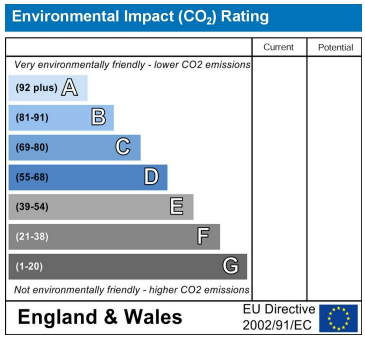
Front bedroom 3
8'1" x 8'1" (2.48 x 2.48)
laminate floor covering, radiator

Shower room
shower cubicle with plumbed shower, wash hand basin, storage cupboard, tiled walls, radiator

Separate w.c.
low level w.c, tiled walls

Outside
block paved driveway with parking leading to garage, rear garden with patio area and large feature fish pond





TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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