



15 Manor House Close, Maghull, Merseyside L31 7BX

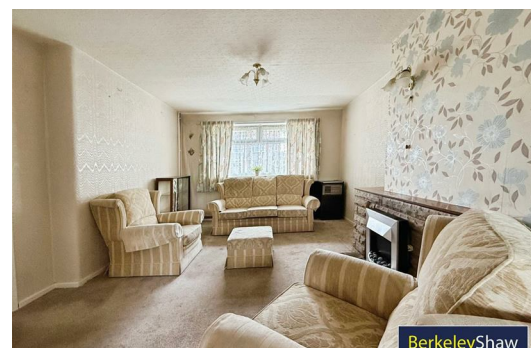
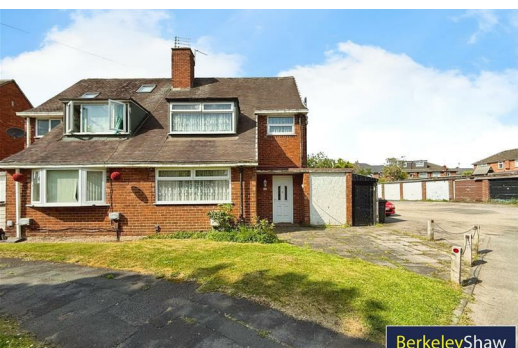
Offers Over £200,000

Located in a peaceful cul-de-sac in the heart of Maghull, this three-bedroom semi-detached home offers a fantastic opportunity for families and savvy buyers alike. With no onward chain, the property is ready for immediate occupancy, presenting a blank canvas for those looking to create their dream home.

The spacious plot boasts a detached garage and generous garden to the rear, providing ample space for potential extensions to the side, rear, or even the loft—subject to the necessary planning permissions. Inside, the home features a practical layout with a handy downstairs WC, ideal for busy family life. The living areas are well-proportioned, offering a comfortable space for relaxation and entertaining.

Situated in a sought-after location, the property is within close proximity to highly regarded schools such as Deyes High School and Maghull High School, making it an excellent choice for families. Local amenities, parks, and transport links are also easily accessible to Liverpool City Centre and Motorways ensuring convenience at your doorstep.

Whether you're a eager to put your stamp on a property, a growing family in need of more space, or an investor seeking a promising project, this home offers endless potential. Don't miss the chance to transform this house into your perfect home.



Hall
8'9" x 5'1" (2.67 x 1.56)

Lounge
16'11" x 11'8" (5.17 x 3.56)

Dining Room
11'8" x 8'11" (3.57 x 2.72)

Kitchen
15'2" x 7'8" (4.64 x 2.34)

Downstairs WC
5'0" x 4'0" (1.54 x 1.22)

Utility/Store
9'4" x 4'8" (2.86 x 1.44)

Bedroom 1
12'8" x 12'8" (3.88 x 3.88)

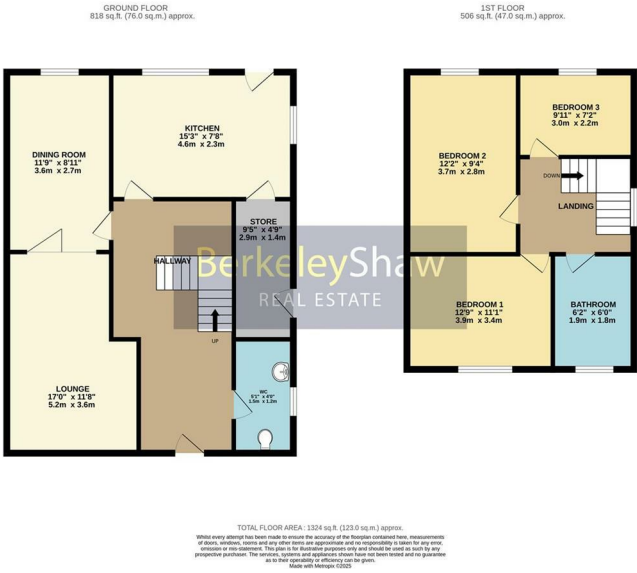
Bedroom 2
9'3" x 12'1" (2.84 x 3.70)

Bedroom 3
9'10" x 7'1" (3.01 x 2.18)

Bathroom
6'2" x 6'0" (1.88 x 1.84)

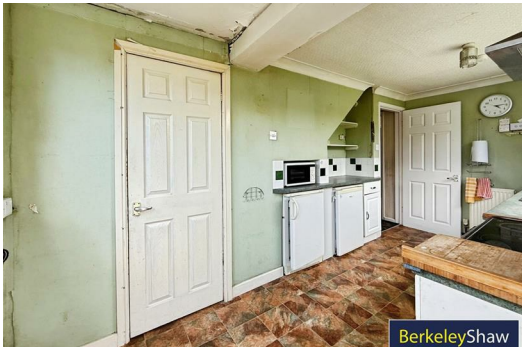
Landing

Garage (Detached)



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 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		
England & Wales	EU Directive 2002/91/EC	



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