



7 Hodder Avenue, Maghull, L31 9PQ

£254,500

Welcome to this charming extended semi-detached home on Hodder Avenue in the sought-after Rivers development of Maghull. Boasting four bedrooms, two reception rooms, and two bathrooms, this property is perfect for a growing family looking for their dream home.

Situated in a prime location near well regarded junior and high schools, this house offers the ideal setting for family life. The spacious interior provides ample room for both relaxation and entertaining guests, with two reception rooms offering versatile spaces to suit your needs.

The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fireplace and sliding doors to the rear dining room, kitchen with fitted units, a separate breakfast room with French doors to the rear garden and a ground floor shower room. To the first floor there are four bedrooms and a bathroom with white suite. Driveway with parking for cars leading to the garage, and well maintained front & rear gardens.

With no chain involved, the opportunity to make this house your own couldn't be more convenient. Don't miss out on the chance to own this lovely property in a desirable neighbourhood. Contact us today to arrange a viewing and envision the endless possibilities this home has to offer.



Porch

laminated floor covering, double glazed windows and door

Entrance hall

under stairs storage cupboard, radiator

Living room

14'4" x 11'7" (4.37 x 3.53 (4.38 x 3.52))

feature fireplace with gas fire, radiator, double glazed window, sliding doors to:

Dining room

10'5" x 8'11" (3.18 x 2.72)

radiator, double glazed window

Kitchen

10'5" x 8'5" (3.18 x 2.57)

inset stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, plumbing for dishwasher, space for cooker, under stairs cupboard, radiator, double glazed window

Breakfast room

9'11" x 6'8" (3.02 x 2.03 (3.03 x 2.02))

laminated floor covering, radiator, double glazed french doors to rear garden, door to:

Shower room

shower cubicle with Triton electric shower, pedestal wash hand basin, low level w.c, tiled floor, tiled walls, radiator

First floor landing

access to loft, storage cupboard

Front bedroom 1

13'5" x 10'7" (4.09 x 3.23)

radiator, double glazed window

Rear bedroom 2

11'7" x 9'0" (3.53 x 2.74 (3.54 x 2.75))

radiator, double glazed window

Front bedroom 3

10'4" x 7'0" (3.15 x 2.13)

cupboard housing Worcester gas central heating boiler, radiator, double glazed window

Front bedroom 4

14'10" x 6'7" (4.52 x 2.01)

radiator, double glazed window, door to:

Wardrobe

3'4" x 6'8" (1.02 x 2.03)

double glazed window

Bathroom

white suite comprising panelled p-shaped bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, radiator, two double glazed windows

Outside

driveway with parking for car leading to garage, lawned front garden with borders for planting, lawned and fenced rear garden with paved patio area, shed and established borders

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, walls and any other parts are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any property particulars. The actual layout and appearance of the property may vary from the plan and no guarantee is given as to their accuracy or efficiency can be given.
Agents: Berkeley Shaw (0202)



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