



6 Hornby Chase, Maghull, L31 5PP

£320,000

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.



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		72	84
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.



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