# BerkeleyShaw REAL ESTATE



# 58 Kendal Drive, Maghull, L31 9AZ

£225,000

Nestled on Kendal Drive in Maghull, this delightful three-bedroom semi-detached house is a hidden gem waiting to be discovered. Boasting two reception rooms, a well-sized bathroom, and the potential to be transformed into a dream home, this property is a fantastic opportunity for those looking to make their mark.

Situated in the sought-after Lakes Development, this house comes with the added benefit of no chain. The accommodation includes gas central heating, majority double glazing and briefly comprises entrance hall, front living room with feature fireplace and bay window, opening to rear dining room overlooking the rear garden. A kitchen with fitted units including oven and hob, separate utility room leading to the rear garden complete the ground floor. To the first floor there are three double bedrooms, a shower room with electric shower and a separate W/C. Paved driveway with parking for cars leading to garage and a fenced rear garden.

 $Conveniently \ located \ near \ local \ amenities \ \& \ excellent \ transport \ links, this \ property \ offers \ both \ comfort \ and \ convenience.$ 

With great potential for a range of buyers, from first-time homeowners to seasoned investors, this property is a rare find with endless possibilities. Don't miss out on the chance to turn this house into your dream home - seize this opportunity and make it yours today!







#### **Entrance hall**

meter cupboard, laminate floor covering, under stairs cupboard, radiator

# Living room

feature fireplace, double glazed bay window

### Dining room

10'8" x 9'5" (3.25 x 2.87 (3.24 x 2.88))

radiator

#### Kitchen

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

inset one and a half bowl stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, gas hob, electric oven, door to:

# **Utility room**

8'8" x 6'8" (2.64 x 2.03)

plumbing for washing machine, door to garden, door to garage

### First floor landing

airing cupboard, access to loft, double glazed window

# Front bedroom 1

13'5" x 11'11" (4.09 x 3.63 (4.10 x 3.64))

radiator, double glazed bay window

#### Rear bedroom 2

11'10" x 11'1" (3.61 x 3.38 (3.60 x 3.39))

radiator

#### Front bedroom 3

10'0" x 8'4" (3.05 x 2.54 (3.06 x 2.53))

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

#### Shower room

shower cubicle with Triton electric shower, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed window

#### Separate w.c.

low level w.c, double glazed window

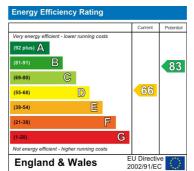
#### Outside

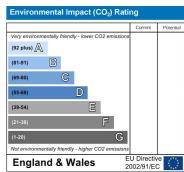
driveway with parking for cars leading to garage, fenced and lawned rear garden (this does require some clearing)

# Garage

17'2" x 8'9" (5.23 x 2.67 (5.22 x 2.66))

side window, up and over door





GROUND FLOOR 695 sq.ft. (64.6 sq.m.) approx

1ST FLOOR 506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (11.16 sq.m.) approx.

Whilst every attempt has been made to extent the accusary of the hospital contained then, realizements of doors, undows, receive any every every









Berkeley Shaw Real Estate Limited. Company No. 05206927

