



37 Hunt Road, Liverpool, L31 6BN
Asking Price £220,000

This lovingly maintained and extended semi-detached house located on Hunt Road in the sought after area of Maghull offers buyers the potential to create their own forever home close to excellent schools and amenities. With a SUNNY rear garden and school fields behind this property offers an open aspect to the rear.

To the front there is driveway parking, accommodating one vehicle, front garden along with a garage that adds further potential.

Downstairs the inviting through lounge diner has been extended to the rear creating a spacious room for relaxing and all the family eating together. Through to the kitchen which is functional and clean but could be opened up to provide an open-plan kitchen/living/dining space. There is also a handy utility room which leads to the integral garage which could be converted or ideal for storage.

Upstairs it boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The second bedroom has a partitioned space suitable for a walk-in wardrobe or easily removed for a larger bedroom. There is a well-appointed bathroom with full-size bath, electric over shower, WC and pedestal sink.

An excellent opportunity for those looking to create their ideal family home in a thriving neighbourhood. Don't miss the chance to view this lovely house and envision the possibilities it holds for you and your family.



Hall

Bright hallway with porch and vestibule doors, understairs storage, doors to lounge and kitchen.

Lounge

10'11" x 16'7" (3.33 x 5.08)

Large bay windows to front and rear aspects. focal fireplace, fitted carpets, sliding doors through to dining room.

Dining Room

9'3" x 12'4" (2.83 x 3.77)

Extended to the rear and adjoining the lounge with sliding doors, fitted carpet, door through to kitchen.

Kitchen

8'10" x 8'0" (2.71 x 2.44)

Range of base level and high level units, free standing cooker. Window to rear aspect. Stainless steel sink with drainer. Door from Dining room and through to utility.

Utility

8'9" x 7'6" (2.69 x 2.29)

Sliding door to access garage and door to rear garden.

Garage

16'5" x 7'8" (5.01 x 2.34)

Integral garage with access sliding door from utility and two Brazilian Mahogany doors to the driveway. Lighting and electrics, concrete flooring.

Bedroom 1

12'7" x 9'6" (3.86 x 2.91)

DOUBLE. Fitted wardrobes, fitted carpet, bay window to front aspect.

Bedroom 2

8'6" x 10'5" (2.60 x 3.18)

DOUBLE, fitted wardrobes, fitted carpets, window to rear aspect

Walk in wardrobe

7'0" x 3'6" (2.15 x 1.09)

Previously utilised as a dark room this small space would be ideal storage, walk in wardrobe or returned back to a larger bedroom as original door frame in tact and partitioned only.

Bedroom 3

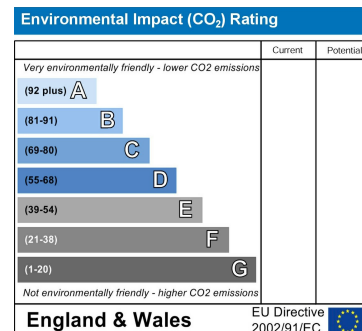
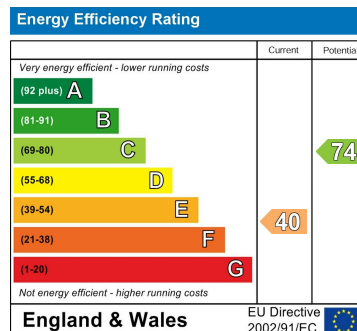
8'6" x 7'0" (2.60 x 2.15)

SINGLE Fitted carpet, built-in wardrobe and window to rear aspect.

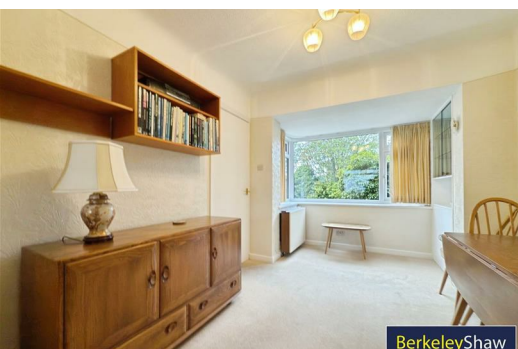
Bathroom

6'11" x 5'11" (2.12 x 1.82)

Full-size bath with over electric shower, WC and Pedestal sink. Partially tiled walls and window to rear aspect.



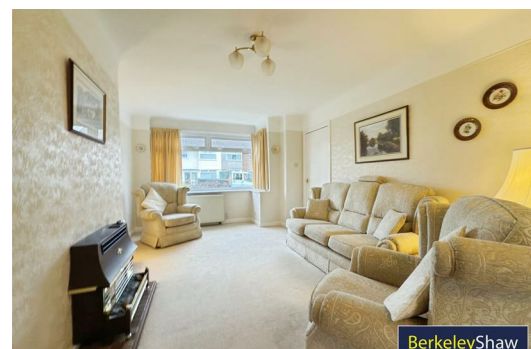
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