



46 Gadwall Close, Maghull, Sefton L31 1GQ

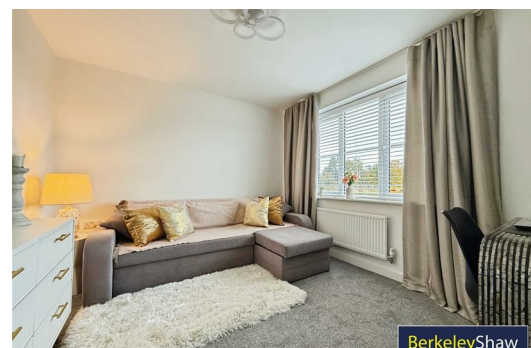
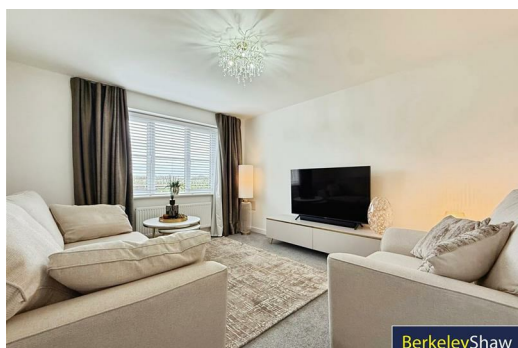
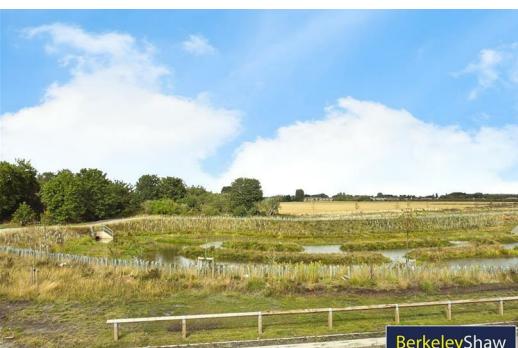
Offers Over £380,000

Welcome to this stunning (nearly) new build property located on Gadwall Close in the charming town of Maghull. This immaculate detached house, completed in 2024, offers a complete home ready for you to move in and enjoy.

Set on a desirable corner plot, this home benefits from open views and large gardens, creating a serene outdoor environment. The expansive gardens are perfect for children to play or for hosting summer gatherings. Additionally, the property features a garage with direct access to the garden, making it easy to transport items to and from your outdoor space.

On the ground floor this property boasts two inviting front reception rooms with open views and providing ample space for relaxation and entertaining guests. There is a handy downstairs WC and Utility off the kitchen. The show stopper is the Open-Plan kitchen/living/dining room with everything you would expect from a High-Spec new home including integrated appliances, Grey High-Gloss fitted units, Gas Hob with Over Extractor and white worksurfaces. A perfect place for all the family to cook and eat, relax and entertain. With doors onto the sunny SOUTH facing rear garden.

Upstairs there are 4 spacious DOUBLE bedrooms, this residence is perfect for families or those seeking extra space. The main bedroom benefits from its own ensuite shower room and The well-appointed family bathroom ensure convenience for all occupants.



Hall

Lounge

13'1" x 10'9" (4.0 x 3.30)

Family Room

10'9" x 9'10" (3.30 x 3.00)

WC

5'6" x 3'3" (1.70 x 1.0)

Kitchen/Living/Dining Room

20'4" x 9'6" (6.20 x 2.90)

Bedroom 1

12'9" x 11'5" (3.90 x 3.50)

DOUBLE

Utility

6'2" x 5'6" (1.90 x 1.70)

Landing

Ensuite

Bedroom 2

12'9" x 11'5" (3.90 x 3.50)

DOUBLE

Bedroom 3

9'10" x 8'10" (3.0 x 2.70)

DOUBLE

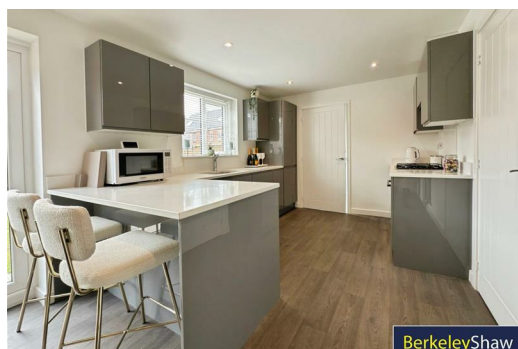
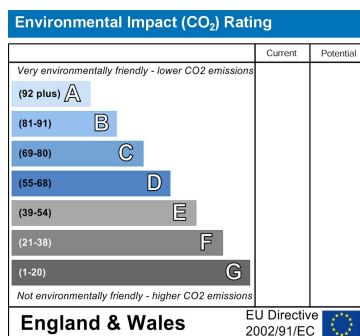
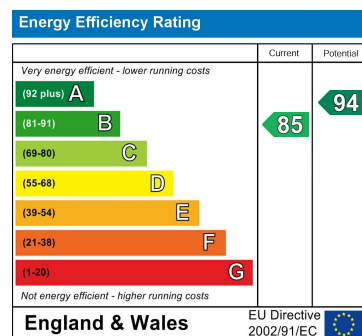
Bedroom 4

8'2" x 7'10" (2.50 x 2.40)

DOUBLE

Bathroom

Garage



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

