



£280,000

Green Lane, Maghull L31 8BD

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- South Facing Garden

Main Particulars

Welcome to Green Lane! This wonderfully extended 3 bedroom semi- detached offers wonderful benefits such as 2 reception rooms, ground floor shower room, garage and conservatory. To the rear you have a notably private south facing garden.

This property is situated on the prestigious Green lane, one of the most expensive roads in the Maghull area. The ground floor consists of a spacious entrance porch, hallway, front reception room, wrap around kitchen diner with another reception room. The conservatory is another added space on this already spacious ground floor property. A ground floor shower room consists of a walk-in shower with mains shower, wash basin and WC. You also have access to the garage from within the property.

The rear garden is made up of a flagged, lawned area with a pond. Tree lined along the back offers privacy rarely seen in the area.

On the first floor you will find the family bathroom and 3 bedrooms.

The bedrooms consist of two double rooms and a single room. The bathroom has a white 3-piece suite, WC, wash basin with electric shower.

As the property is on Green Lane you have access to both primary schools, St John Bosco primary and Green Park Primary. If you have older children, your closest high School is Deyes High School which is just over half a mile away.

You have a choice of transport options, everything from Maghull train station, multiple bus stops (at the top of the road) and switch island.

The local shops include Maghull Square, the local town centre. Maghull offers a range of shops, including Lidl, Iceland, home bargain and Morrisons to name a few.

Maghull also offers plenty of eateries, pubs and bars including Greek Taverna, The Great Mogul and Square Bar and Grill to name a few.

Porch –

Wooden front door, tiled flooring, UPVC double glazed windows to front aspect

Hall – 3.81m x 1.80m

Laminate Flooring, Carpet to Stairs, under stair storage, radiator

Lounge – 3.70m x 3.81m

UPVC double glazed bay window to front aspect, Gas fire with surround laminate flooring, radiator.

Living Room – 3.90m x 3.60m

Laminate flooring, Gas fire with surround, set just off the Kitchen Diner

Kitchen Diner – 6.41m x 8.40m

Wall and base units, integrated dual electric oven, gas hob and extractor, breakfast bar, UPVC double glazed window to rear aspect, pitched roof windows, Laminate flooring, radiator, UPVC patio doors to rear garden and to conservatory,

Conservatory – 3.81 x 2.47m

UPVC conservatory with 2 patio doors leading to rear garden. Laminate flooring, ceiling fan.

Downstairs Shower Room – 2.80m x 1.67m

Walk in shower, mains overhead shower, tiled walls and flooring, hand basin and WC with cupboard space. Heated towel rail

Garage – 4.80m x 2.58m

Up and over style door, boiler, access to rear reception room.

Landing – 2.79m x 2.10m

Carpet to stairs and landing, loft access

Bedroom 1 – 3.70m x 3.51m

UPVC double glazed bay window to front elevation, Laminate flooring, radiator

Bedroom 2 – 3.83m x 3.51m

UPVC double glazed window to rear elevation, Laminate flooring, radiator

Bedroom 3 – 2.71m 2.10m

UPVC double glazed window to front elevation, carpet flooring, radiator

Bathroom – 2.10m x 1.94m

3-piece suite consisting of WC, wash basin, bath with electric shower, surround bath tiled walls, vinyl flooring

Front -

Walled front with raised planting area and driveway, access to garage

Rear -

South facing rear garden, flagged area, lawned area

Kitchen



Kitchen Diner



Reception



Conservatory





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 12369728 Registered Office: , Old St. Lawrence School, (Action Centre), Westminster Road, Kirkdale, Liverpool L4 3TQ

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