



£170,000

Church road, Maghull L31 5PB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0151 601 4847

www.davidmichaelproperties.co.uk



Step Inside

Key Features

- Open Kitchen Diner
- 3 Bedrooms
- Rear Garden
- 3 Car Drive

Main Particulars

Welcome to Church Road! The perfect home for first time buyers with 3 bedrooms, front lawn, large driveway, bright front living room and a large open kitchen diner with patio doors onto the west facing garden. If you need a 3 car drive, 2 reception rooms, 3 bedrooms and a good sized garden then look no further.

When arriving at this 3-bedroom semi-detached property you are immediately greeted by the fenced front lawn with driveway leading to the property entrance. The ground floor consists of an entrance porch, hallway, front living room and open kitchen diner with patio doors leading to the garden. This garden is perfect for socialising due to its size.

The property also has space off the kitchen which is currently being used as a workshop/ utility. On the first floor you will find the family bathroom, 3 bedrooms and airing cupboard.

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

Being situated on the Alt estate mean you have access to Hudson Primary School and St George's Catholic Primary School under ½ mile. Both primary schools have been rated Good by the last Ofsted report. If you have older children then the two closest secondary schools are still under 1 mile away, Maghull High School and Maricourt Catholic High School.

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

The local shops include Lidl, post office, chip shop and Iceland. Travelling further into Maghull you will find can find Maghull Square, the local town centre.

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 – 2.7m x 0.8m

Wooden front door to hallway

Hall - 2.7m x 1.8m

Carpet to flooring and stairs, radiator, access to front living area and kitchen dinner.

Front – 3.7m x 2.7m

Bay window to front aspect, radiator, carpeted.

Kitchen – 5.7m x 4.3m

Fitted Kitchen with wall and base units, tile flooring, window to rear aspect, sliding door to rear garden. Side door to small workshop and utilities.

Landing – 2.9m x 1.7m

Carpeted stairs, window to side elevation. Access to 3 bedrooms, bathroom and loft.

Bed 1 – 3.3m x 3.0m

Window to front elevation, radiator, fitted wardrobes.

Bed 2 – 3.1m x 2.1m

Window to rear elevation, radiator, fitted wardrobes.

Bed 3 – 2.3m x 1.7m

Window to front elevation, radiator, storage cupboard over stairs

Bathroom – 2.5m x 2.3m

Tiled floor and walls, P square bath with electric shower, wash basin, WC, heated towel rail, frosted widow to rear elevation.





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

Telephone: 0151 601 4847

www.davidmichaelproperties.co.uk