



£300,000

Gatley Drive, Maghull L31 3DH

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- 3 Bed Semi
- 2 Reception Rooms
- Dining room
- Rear garden, backing onto canal
- Huge Plot
- Maghull Area



## Main Particulars

Welcome to Gatley Drive! Its rare that when selling a property, we talk about outside first, but this one is all about the plot and the location. To the walled front you have a two-car drive, to the side you have enough room to build the property again above and around the garage. Then the fabulous south west facing rear garden is finished by the Leeds & Liverpool canal.

As you enter the property the leads you to the front and rear reception rooms. The front reception has a large bay window whilst the rear reception has patio doors which gives a massive amount of natural light from the south west facing back garden.

After leaving these rooms you will find another room which could be used as a dining room as it adjoins onto the kitchen. The kitchen has wall and base units, electric oven and gas hob with sink overlooking the canal garden. You can gain access to the rear through what could be used as a utility room or boot room. The garage has a side door as well as the up and over front door.

To the first floor you will find 3 bedrooms which consist of 2 doubles with wardrobes and a single. The spacious family bathroom also hosts a corner bath, wash basin and wc.

The property is 1,163 Sq.Ft. (108 Sq.M.) in total on a 0.10 Acres (385.00 Sq.M.) plot.

Within half a mile you will find Maricourt Catholic High school and St Georges Catholic primary school.

For transport you have Maghull bus and train station just 0.16 miles away. Your local shops are just next to the station, Treeview court, which has a range of shops such as a café, a bakery, newsagents, hairdressers, and chemist to name a few.

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 The Great Mogul, Greek Taverna and Square Bar and Grill to name a few.

Porch – 2.7m x 0.9m

Hall – 4.7m x 1.9m

Front Living Room – 4.0m x 3.5m

Rear Living Room – 4.2m x 3.4m

Dining Room – 2.9m x 2.2m

Kitchen – 4.5m x 2.3m

Utility – 2.1m x 1.5m

Landing – 2.4m x 2.0m

Bedroom 1 – 4.2m x 3.5m

Bedroom 2 – 4.3m x 3.2m

Bedroom 3 – 2.5m x 2.0m

Bathroom – 2.6m x 1.9m

Dining Room



Kitchen

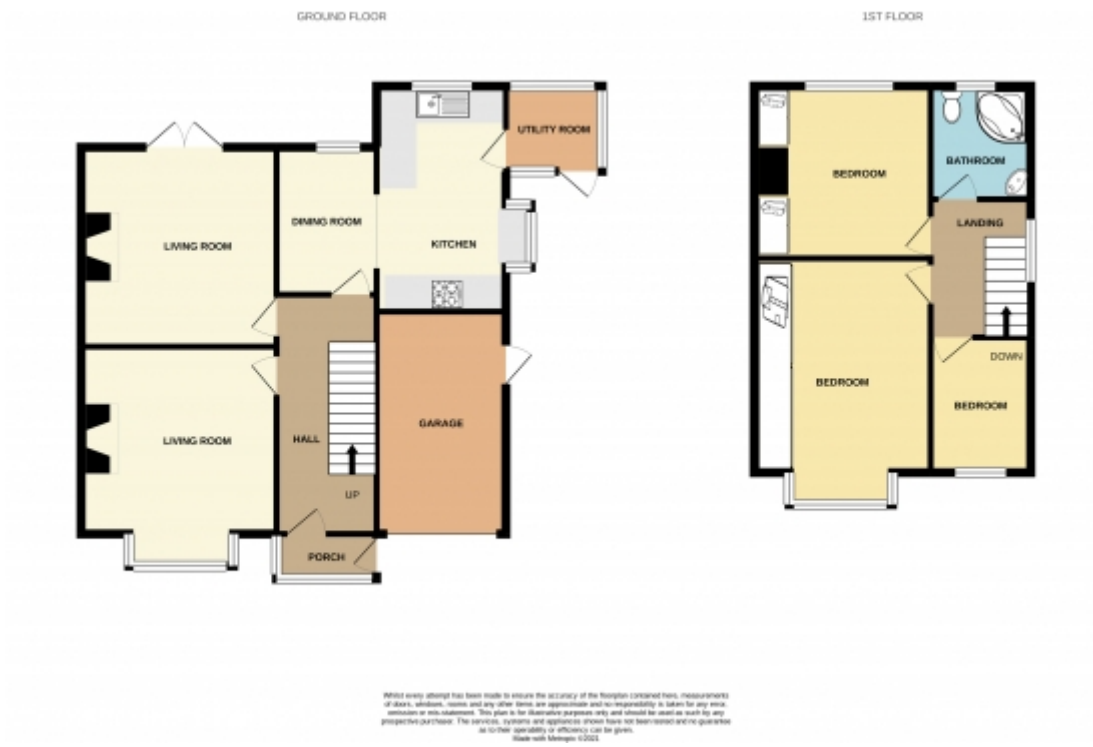


Rear Living Room



Rear Garden





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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