



£390,000

Hall Lane, Maghull L31 3DY

Semi-Detached House | 5 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- 5 Bedroom
- 2 Reception plus Conservatory
- Garage
- Utility
- Huge Garden
- No Chain

Main Particulars

Welcome to Hall Lane! A Rare opportunity to purchase a spacious 5-bedroom property, which also boasts, 2 living rooms, conservatory, large kitchen diner with separate utility room, garage and a downstairs cloakroom/WC.

Pulling up to the property you have the front lawn and a gated driveway. Entering the property through the porch, to the first of many original features, the led stained-glass front door and into the hallway with its original banisters. The hall and both front and rear living rooms have the original floorboards which have been restored and wax polished. A large bay window in the front reception floods the room with natural light.

In the rear reception you will find a multi flue stove which not only gives off tremendous heat but can also heat the hot water throughout the property.

As you enter the conservatory you start to appreciate the extensive mature rear garden which must be viewed to be fully appreciated. A large decking area extends the width of the property. The external space on this property is just shy of 1/5 of an acre, most of which is in the rear garden.

Coming back into the property through the patio doors into the spacious the kitchen/diner you find freestanding kitchen units, a range cooker and hood and slate flooring. A separate utility gives ample space for appliances while another door in the utility room leads to the garage. Also on the ground floor you will find a cloakroom with WC.

On the first floor you will find 5 bedrooms, 4 of which are doubles bedrooms and a 1 single bedroom. The family bathroom has both a freestanding rolltop bath and walk-in shower. Ladder access to a boarded loft which offers plenty of storage potential just off the landing.

Being situated on Hall Lane only adds to how great this property is. Within a mile radius there are 3 high schools and multiple primary schools.

The local Maghull Square is just 0.5 miles for all your shopping needs. Switch island gives access to multiple motorways. The closest train station is Maghull station which is just 0.4 miles away. For the ramblers out there the Leeds & Liverpool canal is at the top of the lane.

Behind the property is Maghull Cricket club and football clubs providing wide open green spaces which just adds to how great the location is.

Ground Floor

Porch - 1.7m x 0.6m

Hall - 3.6m x 2.2m

Front Living room - 3.9m x 3.8m (into the bay)

Rear Living room - 3.6m x 3.3m

Conservatory - 4.4m x 3.0m

Kitchen Diner - 4.7m x 4.1m

Utility - 2.4m x 2.1m

Cloakroom / WC - 2.6m x 1.2m

Garage - 4.6m x 2.1m

First floor

Landing - 3.7m x 2.3m

Bathroom - 3.5m x 2.0

Bedroom - 3.9m x 3.3m (into the bay)

Bedroom - 2.3m x 2.2m

Bedroom - 4.9m x 2.0m

Bedroom - 3.6m x 3.3m

Bedroom - 4.7m x 4.1m





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 ©

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