



£165,000

Yarrow Avenue, Maghull L31 9DQ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- 3 Bedroom Semi
- Garage
- South-west facing rear garden
- Kitchen Diner

Property Description

Welcome to Yarrow Avenue! The perfect home for first time buyers with 3 bedrooms, good sized kitchen, garage, front garden and a south-west facing garden just crying out for a BBQ.

Main Particulars

When arriving at this 3-bedroom semi-detached property you are immediately greeted by a walled front lawn with driveway leading to the garage and property entrance. The ground floor consists of a spacious entrance porch, newly decorated hallway with storage, well-lit living room, open plan kitchen diner with access to a generous sized rear south west facing garden, this garden is perfect for socialising due to its size.

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 and bath with electric shower.

This home would be ideal for first time buyers or starter families.

As of July, 2020 the population of the L31 area is 30,179. The most common age group of locals in the area is 66+ years old. The 3 closest primary schools are under 1 mile away and the closest secondary school is Deyes high school, which is currently rated good by Ofsted

Maghull north train station is under half a mile away making it walking distance for those who use public transport.

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: 1.9m x 1.9m

UPVC front door, wooden internal door to hallway.

Hall: 2.3m x 1.4m

Wooden door, storage cupboard with meters, tiled flooring, radiator, stairs to first floor.

Living room: 4.72m x 3.1m

Double glazed window to front aspect , fire place, radiator.

Dining Kitchen: 4.34m x 2.64m

Fitted kitchen with wall and base units, integrated electric oven, gas hob, space for washing machine and dryer, boiler, radiator, 2 Double glazed windows to rear aspect and UPVC door to rear garden.

First Floor

Landing: 2.3m x 1.8m

Double glazed frosted window to side elevation, loft access.

Bedroom 1: 4.27m x 2.46m

Double glazed window to front elevation, radiator.

Bedroom 2: 10' 01" (3.07m) x 8' 0" (2.44m)

Double glazed window to rear elevation, radiator.

Bedroom 3: 2.97m x 1.83m

Double glazed window to front elevation, storage cupboard, radiator.

Bathroom: 5' 11" (1.8m) x 5' 04" (1.63m)

Double glazed frosted window to rear aspect, three piece white suite comprises of bath with electric shower, wash basin, low level WC, heated towel rail.

Living room



Kitchen

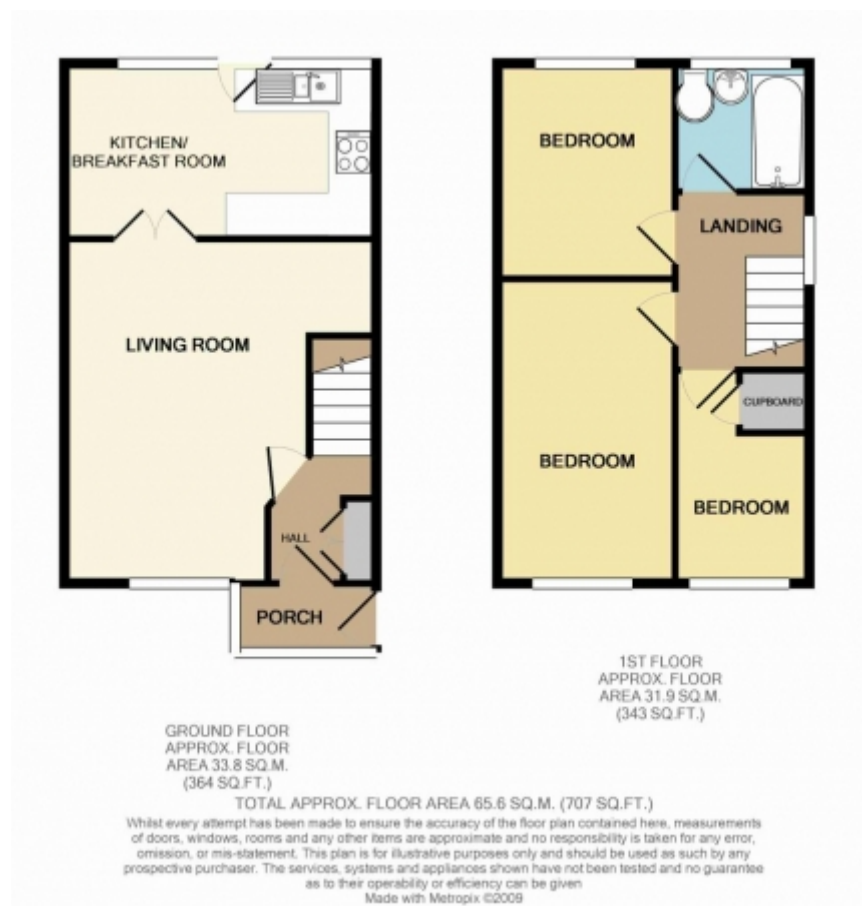


Kitchen



South West
Facing Garden





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

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