



BRIGHOUSE
WOLFF

59 The Round Meade, Maghull, L31 8DY
£295,000



A very well proportioned 4 bedroom detached family house with NO CHAIN DELAY, which enjoys a very pleasant and popular location.

The property is situated upon The Round Meade, Maghull and is therefore ideally located in a sought after location whilst being within a short drive of Maghull centre with it's wide variety of shops, restaurants, bistros and bars.

Maghull Railway Station and the nearby A59 provide direct transport links into Liverpool City Centre and beyond, whilst access to the Motorway Network M57 & M58) is at nearby Switch Island. Aintree and it's associated retail amenities is also situated within a short drive.

The accommodation which provides a very flexible layout briefly comprises; Entrance hallway, lounge, extended dining room, fitted kitchen, conservatory & wc/cloaks to the ground floor. To the first floor are four bedrooms and family bathroom suite. whilst to the exterior are gardens to the front and rear. Off road parking is provided by an ample driveway and large 'tandem style' garage.

The property further benefits from the addition of central heating & double glazing throughout.

Please call us on 01695 580801 today to arrange a convenient time to view this well located, larger than anticipated family home!

ACCOMMODATION

GROUND FLOOR

HALLWAY

Upvc double glazed windows and entrance door, doors provide access into further accommodation, ceiling lighting.

LOUNGE

16'11" max x 13'11" (5.16 max x 4.25)

With window unit to the front elevation, living flame effect fire set in feature fire place, radiator panel, tv point, stairs lead to the first floor, ceiling lighting, doors lead to the kitchen and dining areas.

DINING ROOM

20'10" x 9'8" max (6.36 x 2.95 max)

An extended room to the rear of the property with double glazed patio doors and ceiling lighting.

KITCHEN

16'11" x 10'11" (5.17 x 3.33)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, ceramic hob and integrated oven, plumbing for dishwasher and washing machine, sink & drainer unit, double glazed window, door leading to the garage & ceiling lighting.

CONSERVATORY

13'1" x 9'4" (4.01 x 2.86)

Double glazed windows to the rear elevation overlook the gardens.

WC/CLOAKS

Situated off the hallway, with a two piece suite comprising; low level wc & vanity wash basin.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the first floor landing which in turn provides access to all first floor rooms.

BEDROOM 1

14'2" x 8'8" (4.32 x 2.66)

Double glazed window to the front elevation, ceiling light point, fitted wardrobes & radiator panel.

BEDROOM 2

11'6" x 10'4" (3.52 x 3.15)

Window to the rear elevation, ceiling light point, fitted wardrobes & radiator panel.

BEDROOM 3

11'5" x 9'1" (3.48 x 2.77)

Double glazed window, ceiling light point & radiator panel.

BEDROOM 4

8'9" x 7'9" (2.67 x 2.37)

Double glazed window, ceiling light point & radiator panel.

FAMILY BATHROOM

6'10" x 5'5" (2.10 x 1.67)

Fitted with a three piece bathroom suite in white comprising; panelled bath with overhead shower, low level wc, wash basin, partially tiled walls, ceiling lighting & frosted window.

EXTERIOR

GARAGE & PARKING

36'8" x 11'1" (11.18 x 3.38)

A long flagged driveway leads from the road.

Beyond the driveway is a larger than anticipated 'tandem' style garage with electrically operated roller shutter door and pedestrian door to the far rear. The garage has power, light and the wall mounted gas central heating boiler.

GARDENS

The front gardens are mainly laid to lawn, with ornamental shrub borders.

The rear gardens provide excellent private outdoor living space, and are mainly laid to lawn, fence enclosed with ornamental shrub & tree borders.

MATERIAL INFORMATION

TENURE

COUNCIL TAX

Sefton Council 2026/27

Band: E

(Gov.uk Website).

MOBILE & BROADBAND

Broadband:

Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

Mobile Signal:

EE & Three: Good outdoor & In-home.

O2 & Vodaphone: Good outdoor & variable in-home.

(All information from Ofcom).

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

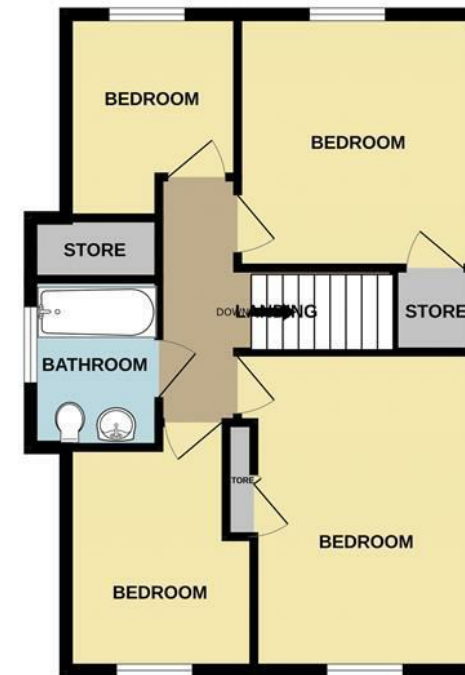
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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