



58 Kendal Drive, Maghull, L31 9AZ

£225,000

Nestled on Kendal Drive in Maghull, this delightful three-bedroom semi-detached house is a hidden gem waiting to be discovered. Boasting two reception rooms, a well-sized bathroom, and the potential to be transformed into a dream home, this property is a fantastic opportunity for those looking to make their mark.

Situated in the sought-after Lakes Development, this house comes with the added benefit of no chain. The accommodation includes gas central heating, majority double glazing and briefly comprises entrance hall, front living room with feature fireplace and bay window, opening to rear dining room overlooking the rear garden. A kitchen with fitted units including oven and hob, separate utility room leading to the rear garden complete the ground floor. To the first floor there are three double bedrooms, a shower room with electric shower and a separate W/C. Paved driveway with parking for cars leading to garage and a fenced rear garden.

Conveniently located near local amenities & excellent transport links, this property offers both comfort and convenience.

With great potential for a range of buyers, from first-time homeowners to seasoned investors, this property is a rare find with endless possibilities. Don't miss out on the chance to turn this house into your dream home - seize this opportunity and make it yours today!



Entrance hall

meter cupboard, laminate floor covering, under stairs cupboard, radiator

Living room

feature fireplace, double glazed bay window

Dining room

10'8" x 9'5" (3.25 x 2.87 (3.24 x 2.88))

radiator

Kitchen

10'5" x 10'5" (3.18 x 3.18)

inset one and a half bowl stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, gas hob, electric oven, door to:

Utility room

8'8" x 6'8" (2.64 x 2.03)

plumbing for washing machine, door to garden, door to garage

First floor landing

airing cupboard, access to loft, double glazed window

Front bedroom 1

13'5" x 11'11" (4.09 x 3.63 (4.10 x 3.64))

radiator, double glazed bay window

Rear bedroom 2

11'10" x 11'1" (3.61 x 3.38 (3.60 x 3.39))

radiator

Front bedroom 3

10'0" x 8'4" (3.05 x 2.54 (3.06 x 2.53))

storage cupboard, Worcester gas central heating boiler, radiator, double glazed window

Shower room

shower cubicle with Triton electric shower, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed window

Separate w.c.

low level w.c, double glazed window

Outside

driveway with parking for cars leading to garage, fenced and lawned rear garden (this does require some clearing)

Garage

17'2" x 8'9" (5.23 x 2.67 (5.22 x 2.66))

side window, up and over door

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1201 sq. ft. (111.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing measured facts, measurement 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 a guide for any prospective purchaser. The services, fixtures and equipment shown have not been checked and no guarantee is given as to their operability or efficiency can be given.
Notes will accompany CDM2



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