



80 Sefton Lane, Liverpool, L31 8AF

Offers Over £260,000

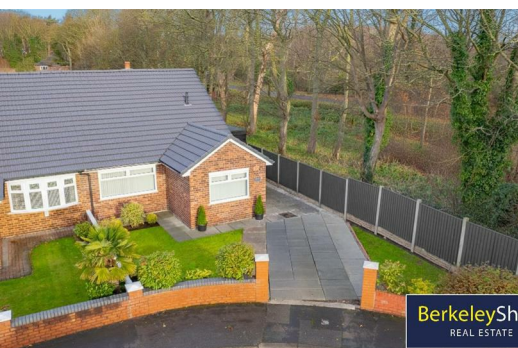
Beautifully Renovated 2-Bedroom Semi-Detached 'True' Bungalow in Central Maghull – FREEHOLD & NO CHAIN.

This newly renovated TWO DOUBLE bedroom semi-detached bungalow offers modern, move-in ready throughout. Set on a large, mature plot, the property benefits from upgrades including a NEW ROOF, NEW CHIMNEY, NEW BOILER, FULL REWIRE, COMPLETE REPLASTERING, NEW CARPETS.

Inside, the accommodation is light, bright, and well-maintained throughout. The OPEN-PLAN kitchen and dining room offers patio doors opening directly onto the sunny rear garden ideal for entertaining. A spacious and welcoming lounge, also with patio doors, provides an additional spot to enjoy the outlook over the garden. There are TWO well-proportioned DOUBLE bedrooms and a modern wet-room style shower room, designed with mobility and convenience in mind.

Outside, the generous GARDEN offers excellent potential and plenty of privacy, with mature planting and ample space for outdoor living. A brick-built garage provides superb storage or could be converted (subject to relevant consents), while the sizeable plot also presents POTENTIAL TO EXTEND to the side, rear, or into the attic.

Additional benefits include DRIVEWAY PARKING for TWO CARS and a highly convenient central Maghull location with excellent public transport links, easy motorway access for commuters, and shops within walking



Hall

A bright and welcoming hallway with new wood effect laminate flooring, with doors to bedrooms, bathroom and leading through to lounge dining room. Loft Access hatch

Bedroom 1

12'11" x 10'11" (3.96 x 3.34)

DOUBLE

Bedroom 2

9'9" x 9'5" (2.99 x 2.88)

DOUBLE

Bathroom

8'2" x 5'8" (2.51 x 1.75)

Wet Room style shower room with electric shower, WC and sink. Window to side aspect. Non slip flooring

Kitchen/Dining Room

19'6" x 9'5" (5.95 x 2.88)

An Open-Plan kitchen dining room flooded with light from the sliding patio doors onto a lovely sunny mature rear garden. A range of base and high level white gloss fitted kitchen units, plumbing for washing machine, white sink and drainer. Tile effect flooring.

Lounge

17'6" x 10'11" (5.35 x 3.34)

a spacious room with new Wood-effect laminate flooring, patio doors onto sunny rear garden. Door through to kitchen dining room.

Garage

19'6" x 8'0" (5.95 x 2.46)

Brick-built garage with double door access from front, side door from kitchen, door and window to rear aspect. Electrics and Lighting. Perfect for storage, gardening equipment with potential to convert.

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

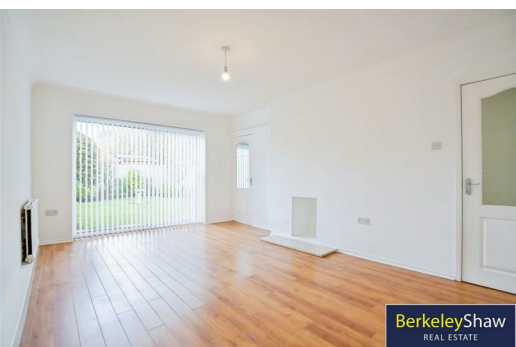
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of floors, windows, rooms and any other items are approximate or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances are as to their operability or efficacy.

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