



BerkeleyShaw
REAL ESTATE

6 Ribble Avenue, Liverpool, L31 9DW

£260,000

A substantial THREE DOUBLE BEDROOM semi-detached family home located in a most favourable position on Ribble Avenue, Maghull.

The well maintained accommodation briefly includes; entrance porch, lounge, hall, dining room, kitchen, first floor landing, three generous size bedrooms, bathroom & separate WC. Outside there is driveway parking at the front, a single bay garage & a well established private garden at the rear.

Early Viewing Advised.

NO CHAIN DELAY WITH THIS SALE.



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- Entrance Porch
- Lounge
- Hall
- Dining Room
- Kitchen
- First Floor Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- WC
- Garage
- Gardens

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		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1284 sq.ft. (118.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agency, its agents and its employees do not warrant or guarantee the accuracy of the floorplans or any other information contained herein.

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