



**BerkeleyShaw**

## 78 Clent Avenue, Maghull, L31 0AZ

### Offers Over £325,000

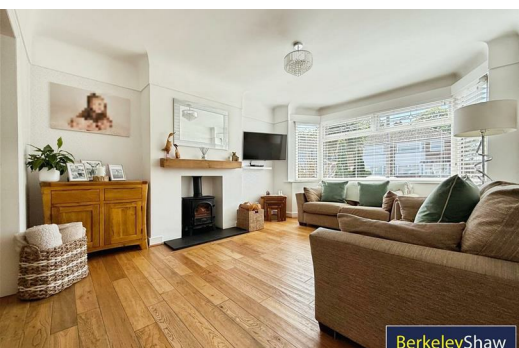
A STUNNING 4 bedroomed family house located in a well sought after and admired residential location with accommodation over three floors and EXTENDED to the side and rear. In an enviable position with a gate through to an enclosed rear field where children can play and furry friends can be walked.

Immaculately presented throughout the accommodation includes a front lounge with MULTI-FUEL BURNER which heats the whole house in the winter months in a cost efficient way. Open through to the dining room which is open to the sun room which is flooded with light from the patio doors to the sunny rear garden.

There is a spacious kitchen/breakfast room with a range of fitted units, black granite work surfaces and drainer, tiled splashbacks, NEFF appliances including integrated dishwasher, oven with over extractor and hob. There is a breakfast bar space for casual dining and plenty of cupboard space for a large family.

To the first floor there are three bedrooms (one with fitted wardrobes) and a contemporary bathroom with neutral white suite including electric shower over the bath.

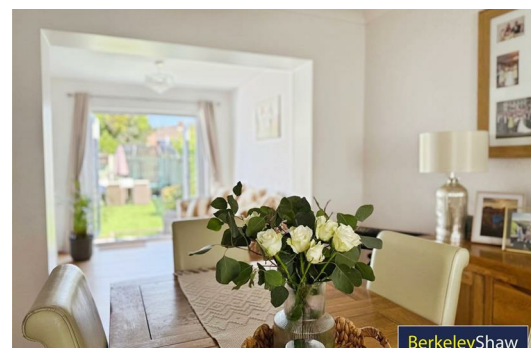
Outside to the front is driveway with parking for cars, side gates leading to the rear fenced garden with easy maintenance artificial lawn, and sunny patio area. Brick built workshop/garage and store.



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## Porch

oak flooring, radiator, double glazed windows and door

## Entrance hall

oak flooring, under stairs cupboard, radiator

## Living room

12'6" x 11'9" (3.81 x 3.58 (3.80 x 3.57))

Multi-Fuel Burner, oak flooring, radiator, double glazed bay window, opening to:

## Dining room

10'6" x 9'1" (3.20 x 2.77)

oak flooring, radiator, opening to:

## Sun room

11'1" x 9'0" (3.38 x 2.74)

oak flooring, radiator, double glazed french doors to rear garden, door to:

## Kitchen/Breakfast Room

17'3" x 8'1" maximum (5.26 x 2.46 maximum)

inset one and a half sink with drainer, base and drawer units with black granite worktop surfaces over including breakfast bar, wall units, integrated dishwasher, electric hob and double oven, spotlights to ceiling, double glazed window to rear

## First floor landing

double glazed window, fitted carpet

## Front bedroom 2

fitted wardrobes, radiator, double glazed bay window

## Rear bedroom 3

10'6" x 9'11" (3.20 x 3.02 (3.19 x 3.01))

laminated floor covering, radiator, double glazed window

## Front bedroom 4/study

6'5" x 6'1" (1.96 x 1.85)

laminated floor covering, radiator, double glazed window

## Bathroom

white suite comprising shower bath with electric shower over, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, double glazed window

## 2nd floor landing

double glazed window

## Bedroom 1

double glazed rear window, two velux style roof windows

## En suite shower room

corner shower cubicle with Triton electric shower, wash hand basin in vanity unit, low level w.c, radiator, double glazed window

## Outside

driveway with parking for car, side gates leading to the fenced rear garden with artificial lawn, patio area

## Workshop/garage

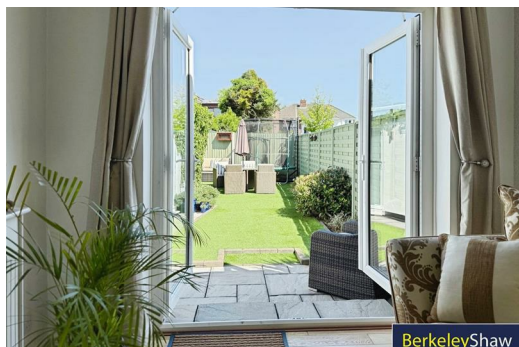
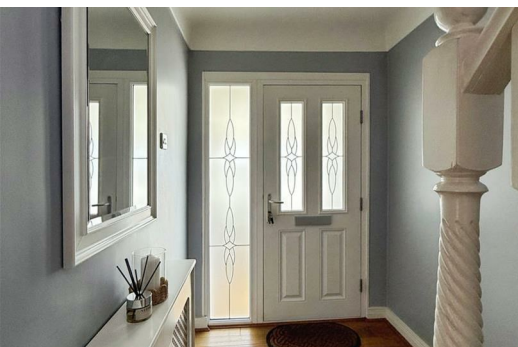
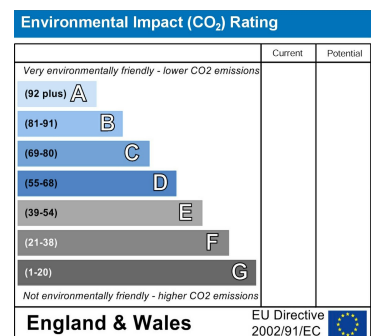
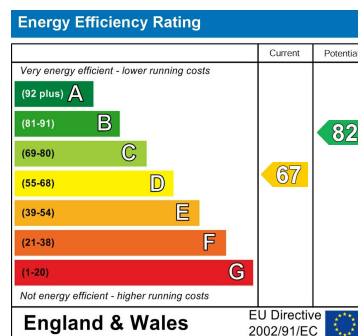
20'8" x 8'3" (6.30 x 2.51 (6.29 x 2.52))

restricted access for larger vehicles, light and power, up and over door to front, door to garden, door to:

## Store

6'8" x 7'7" (2.03 x 2.31 (2.04 x 2.30))

window to rear



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