

**66 WEST MEADE, MAGULL, LIVERPOOL,
L31 8DE**

£215,000

- **Two Bedroom**
- **Semi-Detached True Bungalow**
- **Not Overlooked At The Rear**
- **In Need Of Some Modernisation**
- **Gardens to Front & Rear**
- **Garage & Driveway Parking**
- **Epc Rating: D**



Borron Shaw

Your local Estate Agent





NO CHAIN - SET ON A GOOD SIZE PLOT - NOT OVERLOOKED AT THE REAR - TWO BEDROOMED SEMI - DETACHED BUNGALOW. The property benefits s gas central heating system and double glazing. Accommodation comprises: entrance hallway, lounge, kitchen, two bedrooms and a shower room. Mature gardens to the front and rear. Detached garage. Driveway for multi vehicle parking. Viewings are now invited.

Entrance Hallway

UPVC double glazed door and sidelights leading into the hallway.



Lounge 19'5" x 12'4" (5.92m x 3.76m)

UPVC double glazed window, feature fire set in surround, coved ceiling, radiator.

Kitchen 8'10" x 9'5" (2.69m x 2.87m)

Fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel 1 ½ sink unit with drainer and mixer tap, partially tiled walls, space for cooker with extractor hood over, plumbed for washing machine, storage cupboard, UPVC double glazed window and door leading to the side/rear of the house.



Bedroom One 13'3" x 8'8" (4.04m x 2.64m)

UPVC double glazed windows, fitted wardrobes, radiator.

Bedroom Two 9'9" x 11'1" (2.97m x 3.38m)

UPVC double glazed patio doors leading into the garden, radiator.



Shower Room 9'8" x 9'5" (2.95m x 2.87m)

Fitted with a shower cubicle, pedestal hand wash basin, low level WC, fully tiled walls and flooring, radiator, UPVC double glazed window.

Exterior

Front: Garden fronted, laid to lawn, paved pathway to front door, driveway.

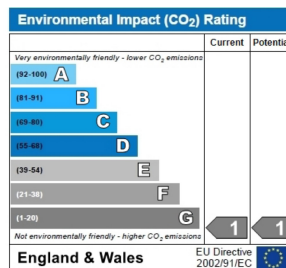
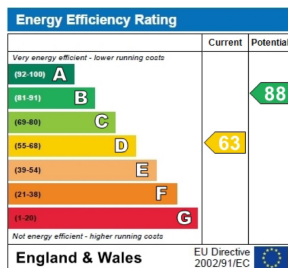
Side: Driveway leads to the single garage.

Rear: Rear garden, laid to lawn, paved pathways,

mature shrub borders, South facing.

Single Garage





MEASUREMENTS

All measurements quoted are approximate.

TENURE COUNCIL TAX AND BUSINESS RATES, SERVICE CHARGE

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

INTERNAL PICTURE

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FIXTURES, FITTINGS & APPLIANCES

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in good working order.

GENERAL DISCLAIMER

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been made the buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify for you. These Particulars do not constitute as part of a contract.

MARKET APPRAISAL

Borron Shaw offer a free, with no obligation, market appraisal on your home. Should you wish to know the value of your home then please do not hesitate to contact any of our local offices.

VIEWINGS

Once you are interested in buying this property contact Borron Shaw who are handling this sale, to make an appointment. The appointment is part of our guarantee to the Seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else and survey and legal fees being unnecessarily incurred.

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