



Moorhey Road,  
Maghull, L31 5LF

**Offers Over £170,000**

**SM**

STEPHANIE MACNAB  
ESTATE AGENT



NO ONWARD CHAIN and ready for immediate occupation.

This property offers a blank canvas for the new owners to create their dream home, arrange a viewing and take a look for yourself.

This much-loved home offers a spacious lounge with French doors into the rear garden and a separate dining room. The kitchen has a generous amount of storage and a wall-mounted Worcester combi boiler.

Upstairs, there are THREE BEDROOMS and a bathroom.

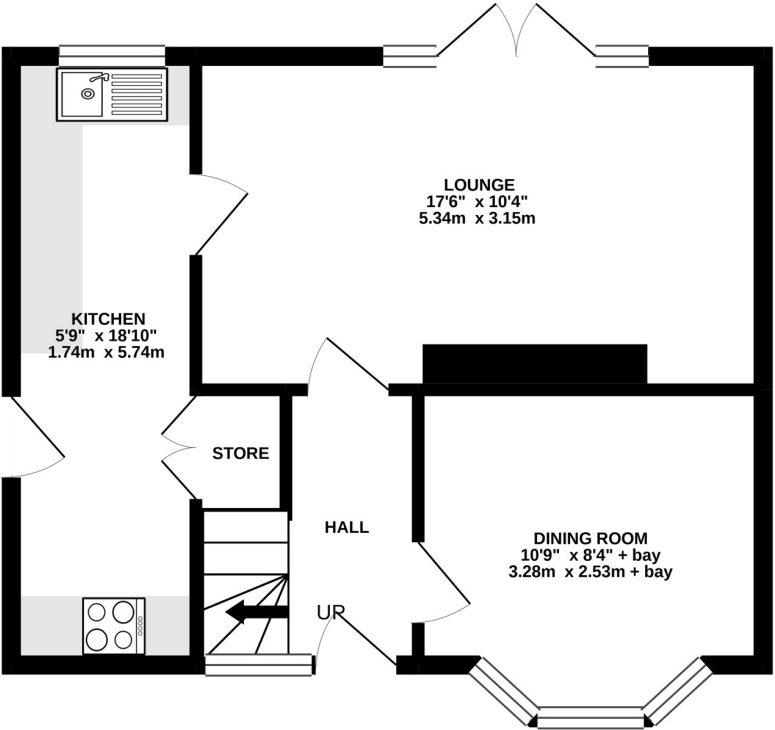
Outside, to the front, there is ample OFF-ROAD parking. The rear garden is enclosed and spacious, a perfect space for energetic children or pets.

To view call 01704 516 626. Follow us on Facebook and Instagram.

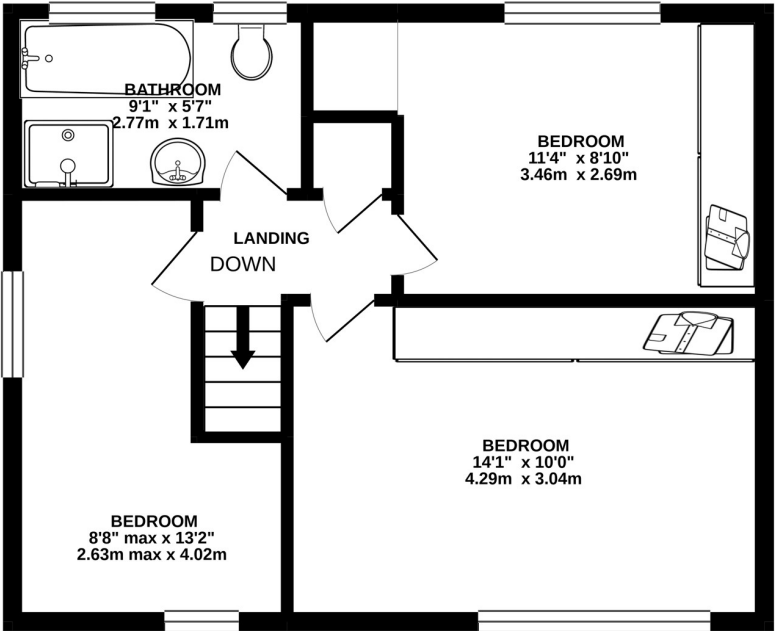




GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



