



Rosslyn Avenue,
Maghull, L31 8AT

OFFERS OVER
£400,000

SM

STEPHANIE MACNAB
ESTATE AGENT

This outstanding home has been comprehensively extended and transformed by the current owners into a SHOWSTOPPING FAMILY HOME that effortlessly blends contemporary design with warmth, character and practicality. From the moment you cross the threshold, the generous entrance HALL creates an immediate sense of space and quality, setting the tone for the exceptional accommodation that follows.

To the front of the property, the elegant SITTING ROOM enjoys a large bay window, bathing the room in natural light and creating a calm, inviting space to relax. The rear LOUNGE offers a cosy and atmospheric retreat, centred around a FEATURE STOVE, perfect for quiet evenings or family gatherings. These two reception rooms provide excellent flexibility, whether for entertaining, working from home or simply enjoying everyday living.

The heart of the home is the breathtaking OPEN-PLAN KITCHEN, DINING and LIVING SPACE, which is an absolute triumph. Designed for MODERN FAMILY LIFE, this space features a VAULTED CEILING with rooflights, expansive glazing overlooking the garden and a sleek, contemporary KITCHEN anchored by a substantial island. The dining area flows seamlessly to the outdoors, making it ideal for both day-to-day living and hosting. A stylish UTILITY/BOOT ROOM, GROUND FLOOR WC and practical store complete the ground floor, all finished to the same impeccable standard.

Upstairs, the first floor continues to impress with THREE WELL-PROPORTIONED BEDROOMS, including a beautifully styled main bedroom with fitted storage. The additional bedrooms are equally versatile, currently arranged as a nursery and a HOME OFFICE / BEDROOM THREE, both presented to an excellent standard. The family BATHROOM is finished with high-quality tiling and contemporary fittings, creating a calm, spa-like space.

Externally, the property offers OFF-ROAD PARKING FOR TWO CARS to the front and a large, enclosed REAR GARDEN that is predominantly laid to lawn, providing a safe and private space for children, pets and outdoor entertaining. During the current ownership the property has been fully REWIRED with a NEW CONSUMER UNIT, REPLUMBED with NEW RADIATORS, reconfigured internally and RENOVATED THROUGHOUT. This is a home that truly needs to be seen to be appreciated — early viewing is strongly recommended.

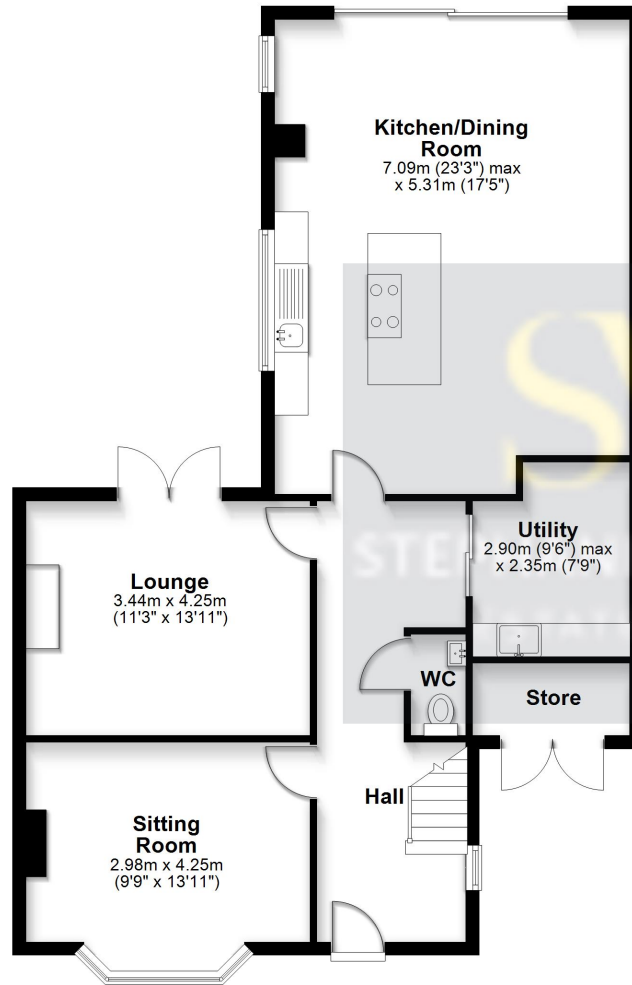






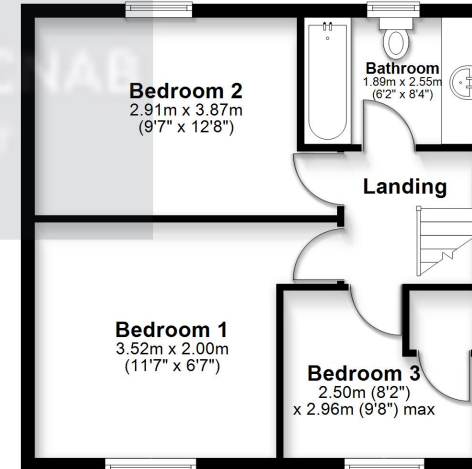
Ground Floor

Approx. 90.1 sq. metres (970.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Total area: approx. 133.5 sq. metres (1436.8 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
	70	81