



ALASTAIR SAVILLE  
ESTATE AGENTS



Eaton Road, Maghull

£205,000

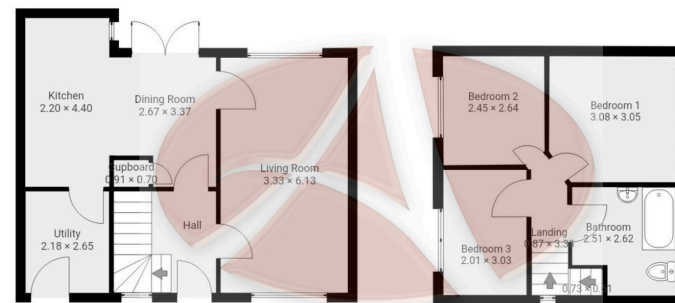
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- Extended Semi Detached Family Home
- Three Good Sized Bedrooms
- Lovely Modern Kitchen/ Diner
- Large Living Room
- Modern Family Bathroom
- Generous Sized Rear Gardens
- Off Road Parking
- Viewing Essential!
- Council Tax Band- B
- EPC Rating- D





Ground floor area 51.7m<sup>2</sup>

1st floor area 30.7m<sup>2</sup>

1 Eaton Road, L31 5JU

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor-areas, openings and orientations are approximate. They should be used as a guide only and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

BEAUTIFULLY PRESENTED SEMI DETACHED EXTENDED FAMILY HOME SET ON A GENEROUS SIZED PLOT, SPACIOUS ACCOMMODATION THROUGHOUT, LOVELY MODERN KITCHEN/DINER, LARGE LIVING ROOM, THREE BEDROOMS, MODERN FAMILY BATHROOM, UTILITY ROOM, OFF ROAD PARKING. NO ONWARD CHAIN, IDEAL FIRST TIME BUY/ FAMILY HOME.

This extended semi detached home has been beautifully renovated by the current vendor over the last 16 years. The property sits at the head of the cul de sac and is within close proximity to shops, local amenities and transport links. Being a credit to the current vendors, the property boasts spacious and light accommodation throughout. The accommodation comprises entrance hallway, living room, kitchen/diner and utility room to the ground floor. To the first floor are three good sized bedrooms and the modern family bathroom.

**Alastair Saville Estate Agents**

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