



ALASTAIR SAVILLE
ESTATE AGENTS

2 Little Acre, Maghull

Offers In Region Of £575,000

🛏 5 🍽 2 🛋 2

- Detached Executive Residence
- Two Reception Rooms
- Ensuite to Main Bedroom
- Secluded/Private Rear Gardens
- EPC Rating- D
- Five Bedrooms
- Utility Room
- Double Detached Garage
- No Chain
- Council Tax Band F

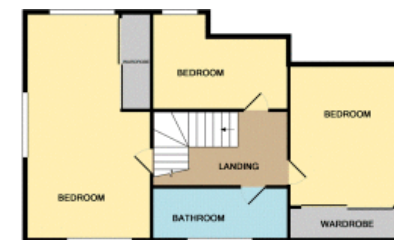


EXECUTIVE RESIDENCE, CORNER PLOT SITUATED IN QUIET CUL DE SAC, SOUGHT AFTER LOCATION IN MAGHULL, WALKING DISTANCE FROM TRAIN STATION, FIVE BEDROOMS, EN SUITE, LARGE LOUNGE, SPACIOUS OPEN PLAN FAMILY ROOM/DINER/KITCHEN, UTILITY ROOM, DOUBLE GARAGE AND DRIVEWAY. NO ONWARD CHAIN. This detached executive residence sits on a corner plot in a sought after location, close to Maghull train station. Sitting on a quiet cul de sac, the property boasts spacious living accommodation ideal for family buyers. The accommodation comprises entrance porch, hallway, lounge, family room, living and dining space, utility room, ground floor bedroom, shower room and play room/bedroom five to the ground floor. To the first floor are three large bedrooms and the family bathroom. Externally there is a driveway providing off road parking and gives access to a gated further drive which gives access to the detached double garage. With gardens to three sides, the property enjoys a good degree of privacy.





GROUND FLOOR
APPROX. FLOOR
AREA 121.5 SQ.M.
(1328 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.3 SQ.M.
(103 SQ.FT.)

TOTAL APPROX. FLOOR AREA 169.8 SQ.M. (2332 SQ.FT.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, cupboards and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
Made with Metaphor 020718



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	