



ALASTAIR SAVILLE  
ESTATE AGENTS

# 10 Rockfield Gardens, Maghull, Liverpool, L31 8ES

£215,000

🛏️ 2 🚿 1 🛋️ 1

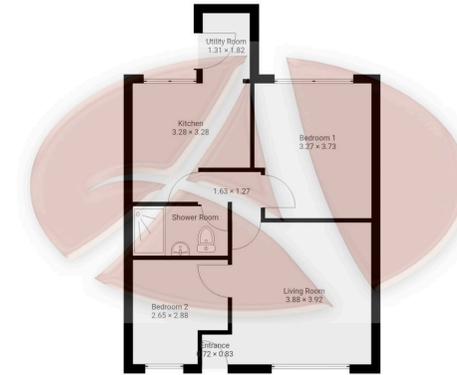
- Completely Renovated True Bungalow
- Everything Brand New
- Kitchen/ Diner
- Enclosed Low Maintenance Rear Garden With Side Access
- EPC Rating- C
- Sought After Location
- Two Bedrooms
- Utility Room
- Viewing Essential
- Council Tax Band- A



BEAUTIFUL COMPLETELY RENOVATED END OF TERRACE BUNGALOW, EVERYTHING IS BRAND NEW, TWO BEDROOMS, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, SHOWER ROOM, ENCLOSED LOW MAINTENANCE REAR GARDENS, SOUGHT AFTER LOCATION- CLOSE TO THE SQUARE AND ON LOCAL BUS ROUTES. PERFECT RETIREMENT PROPERTY/ DOWNSIZE. BE QUICK!

This beautiful true bungalow is a credit to the current owner who has completely renovated and modernised the property throughout. Offering light, spacious accommodation, you could move straight in without doing a thing. The accommodation comprises living room, inner hallway, two bedrooms, shower room with walk in shower, kitchen/diner and a utility. Externally there is an enclosed low maintenance sunny garden with gated side access. There is also a brand new air filtration system and central heating system with the boiler being in the loft space. This really is an opportunity not to be missed and we would





Ground Floor area 51.5m<sup>2</sup>

**10 Rockfield Gardens, L31 8ES**

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 purpose 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Alastair Saville Estate Agents**  
 25 Central Square • Maghull • Liverpool • L31 0AE  
 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG  
 Tel: 0151 520 0001 • Website: [www.alastairsaville.com](http://www.alastairsaville.com)  
 Email: [sales@alastairsaville.com](mailto:sales@alastairsaville.com) • [lettings@alastairsaville.com](mailto:lettings@alastairsaville.com)

