

Orchard Hey, Maghull, L31 3EU £330,000









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- Detached Bungalow
- Spacious Lounge

- Stunning Kltchen/Dining Area/Snug
- Bi Fold Doors To Rear Garden
- Not Directly Overlooked
 EPC D
- Council Tax Band D









TWO BEDROOM DETACHED BUNGALOW, STUNNING KITCHEN/ DINER/FAMILY AREA, STUNNING BATHROOM, SPACIOUS LOUNGE LOOKING ONTO REAR GARDEN, REAR GARDEN WELL MAINTAINED/ LANDSCAPED AND NOT OVERLOOKED.

This property has recently been modernised having a new Kitchen and bathroom installed. The property really must be viewed to be appreciated for its size and further potential. (Currently was a three bedroom bungalow which could easily be put back) internally briefly comprises: spacious entrance hall, spacious lounge/dining area, open plan kitchen / dining room/ snug, two bedrooms (Main Bedroom has dressing area which was originally the third bedroom) and a family bathroom. To the outside of the property there is a beautiful garden to the rear with further gardens and off road parking to the front.

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) A (81-91) В (69-80)(55-68)59 (39-54)(21 - 38)G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC



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