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The Estate Agents



30 Tensing Road, Maghull, L31 6BJ

Asking Price £355,000

We are pleased to present this superb family home which offers welcoming accommodation throughout. Comprising of an entrance hallway, a fantastic open plan living room, family dining area and kitchen. There is a separate living room / additional bedroom to front aspect along with a ground floor bedroom and shower room. The first floor comprises two further bedrooms and master en-suite. Outside offers ample off road parking and attached garage and a fantastic garden to rear aspect. viewings are a must to appreciate what this property has to offer. Its a great location for access to train stations and local road and motorway networks as well of shops, bars and restaurants.

VESTIBULE PORCH

Composite front door has lead pattern glass inserts and complimented with glass panels to sides. Outside lighting for evening access. Laminate flooring. Internal part glazed door to...

ENTRANCE HALL 12'0" x 4'6" (3.66m x 1.37m)



A welcoming hallway has Amtico flooring, smoothed ceilings and coving, rose and ceiling light point. There is a built in meter cupboard and a coat cupboard allowing for ample storage. Doors off to...

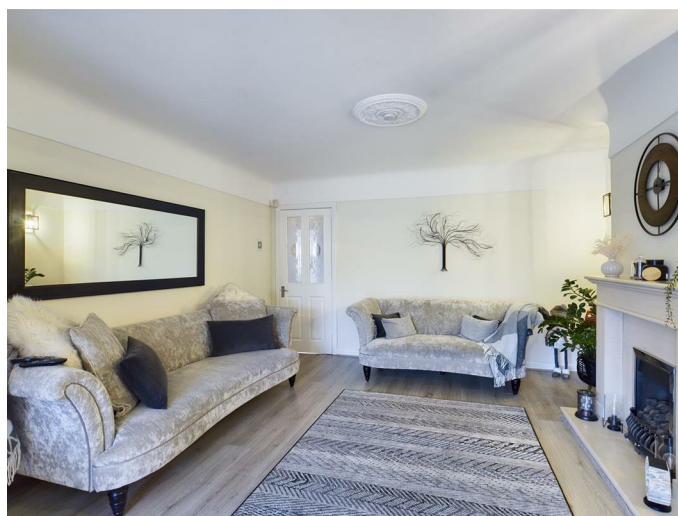
SITTING ROOM 14'3" x 9'10" (4.34m x 3.00m)



Bow window to front aspect. A lovely room has a feature understairs alcove with spotlighting. Laminate wood effect flooring, smoothed ceiling and coving, complimented with wall lighting, ceiling rose and light point. TV point.



LIVING ROOM 13'0" x 13'4" (3.96m x 4.06m)



This delightful room has a chimney breast is fitted with a stone fireplace and a Living Flame open grate effect Gas fire.

Smooth ceiling and coving, wall lighting and ceiling rose. Open into family dining room.



DINING/FAMILY ROOM 24'4" x 9'1" (7.42m x 2.77m)



Superb spacious living dining area allows for a great entertaining space with window to the rear aspect and Bi-folding doors leading to the rear garden. Open to kitchen.

KITCHEN 11'7" x 11'4" (3.53m x 3.45m)



Window to side aspect. Modern fitted kitchen has a range of wall and base units with laminated worktops and upstands over, 1 and 1/2 bowl stainless steel sink unit. Integrated appliances include an oven/grill, 4 burner gas hob with extractor hood over. Space and plumbing in cupboard for microwave and a fridge/ freezer. Further plumbing and space available for washing machine and a further freezer. Laminate wood effect floor and ceiling spotlights. UPVC part glazed door leading to side patio and rear garden.



BEDROOM THREE 14'1" x 9'11" (4.29m x 3.02m)



Window to front aspect. Ample space for wardrobes and drawer units. TV point, ceiling light points and laminate wood effect flooring.

DOWNSTAIRS SHOWER ROOM 7'11" x 6'9" (2.41m x 2.06m)



Suite comprises of a WC, wall mounted hand washbasin and a glazed walk-in shower enclosure. Shower proof wall panels, ceiling spotlights and laminate wood effect flooring.

FIRST FLOOR

STAIRS AND LANDING

Velux ceiling window. Linen storage cupboard. Doors off to...

MASTER BEDROOM 16'10" x 13'0" (5.13m x 3.96m)



Window to rear aspect. This lovely room is fitted with sliding door wardrobes within the eaves. Feature part vaulted ceiling has spotlighting. Door to...

EN-SUITE 7'7" x 11'4" (2.31m x 3.45m)



Window to side aspect. A 4 piece bathroom suite comprises of a WC, wall mounted vanity sink unit with storage below, contemporary freestanding bath complimented with a glass walk-in and tiled shower enclosure. Tiled floor and part tiled walls, ceiling spotlights and chrome ladder radiator, extraction unit.

BEDROOM TWO 11'2" x 9'11" (3.40m x 3.02m)



Feature ceiling is fitted with a Velux style window. Completed with a range of built-in sliding mirror door wardrobes. Laminate wood effect flooring, ceiling spotlights and TV point.

OUTSIDE

FRONT GARDEN



Access is via Wrought iron gates onto a Block paved driveway allowing ample parking for several vehicles. There is a brick wall to side aspect along with a hedge and shrub borders.

GARAGE

Up and over door and door to rear. Power and lighting, pedestrian door to garden.

REAR GARDEN



Attractive and well proportion garden has been recently finished with a porcelain stone patio area sweeping round to the side of the property and a timber pergola over. Outside lighting for evening entertaining. Extensive lawn area with a variety of well established hedges and conifer borders creating a lovely private and extended rear garden space. Shed with decking at the rear of the garden allows for further entertaining outdoor space. Door to garage. water tap.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

ENERGY PERFORMANCE RATING

The property's current energy rating is 70C. It has the potential to be 81B,

LOCAL AUTHORITY

Sefton Council, Council Tax - Band C.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

PLEASE NOTE: We cannot fully confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

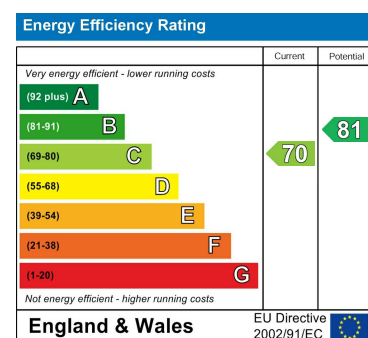
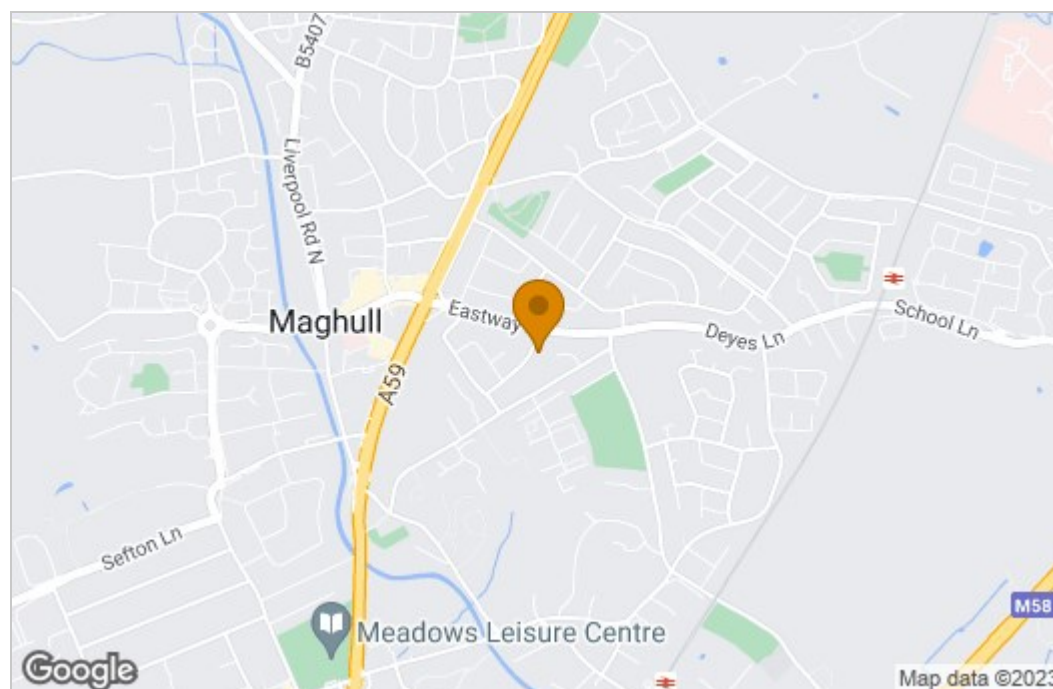
VIEWINGS

Viewing strictly by appointment through the Agents.

Floor Plan



Area Map



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