



8 Sefton Drive

Maghull, Liverpool, L31 8AQ

Offers in the region of £270,000

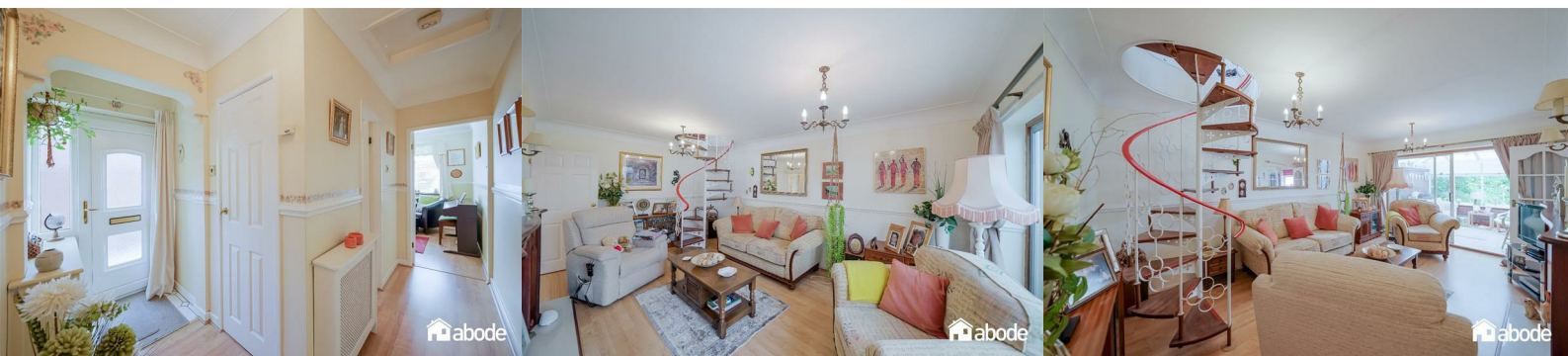


Occupying a sought-after position in the heart of Maghull, this deceptively spacious and versatile dormer bungalow has been a much-loved family home for over seventy years and comes to the market with only one previous owner. Offering flexible accommodation throughout, the property would suit a range of buyers including downsizers or growing families.

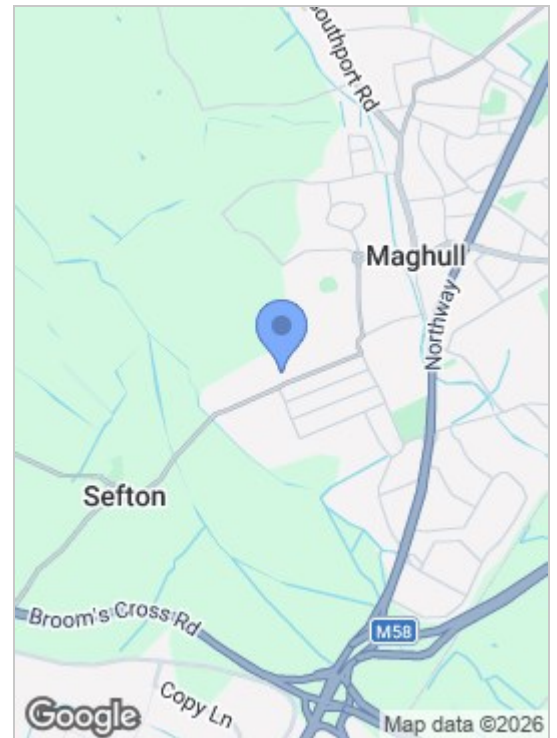
Ideally located close to local amenities, shops, transport links and excellent road connections, the property enjoys a peaceful residential setting with beautifully maintained gardens to both the front and rear. The SOUTH FACING rear garden provides the perfect place to relax and enjoy the sunshine throughout the day.

The accommodation briefly comprises an inviting entrance hallway with useful storage, ground floor shower room, two ground floor bedrooms with one currently utilised as a cosy snug or sitting room, a fitted kitchen opening into the dining area and a spacious lounge leading through to a bright conservatory overlooking the stunning rear gardens.

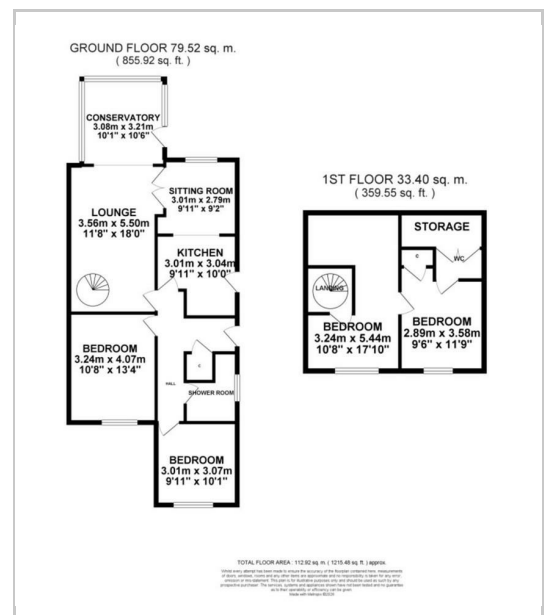
From the lounge, a feature spiral staircase leads to the first floor accommodation where there is a generous bedroom complete with ensuite W.C. and walk-in closet space. Subject to requirements, this area offers excellent



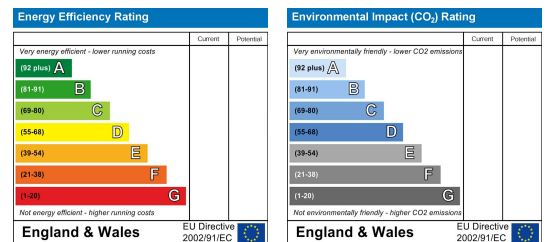
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode.group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk