

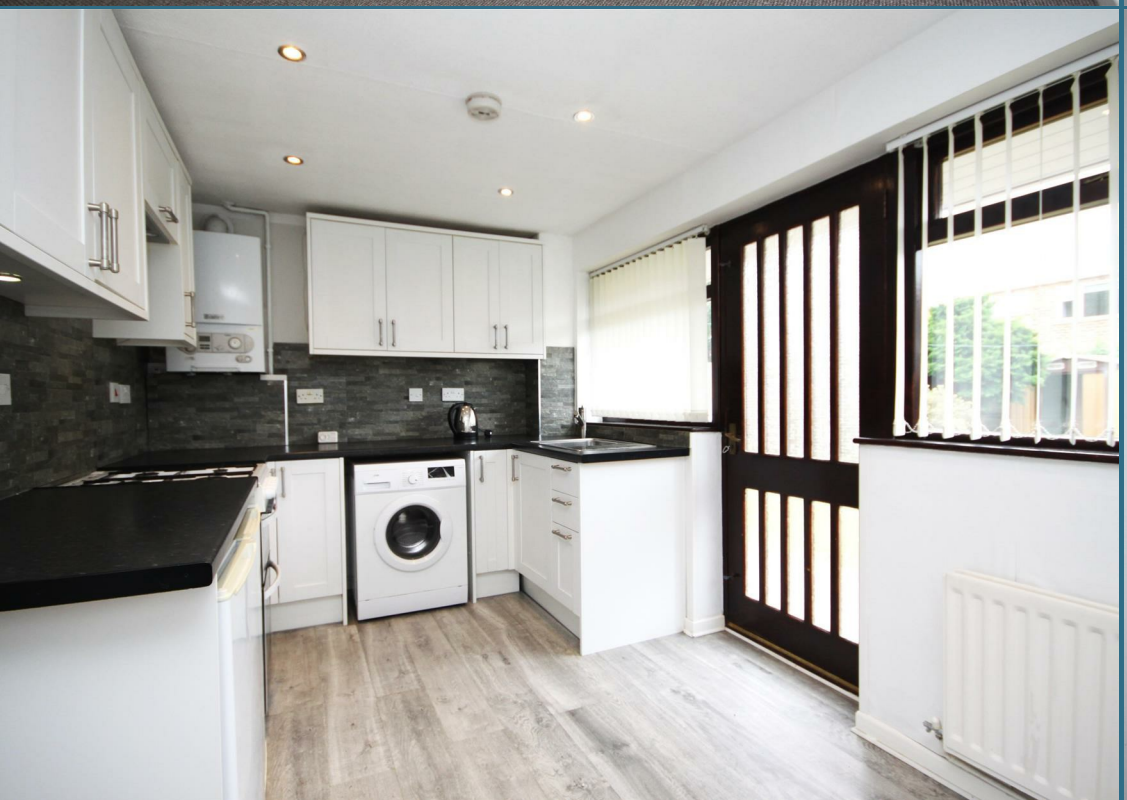
BRIGHOUSE WOLFF

12 Yarrow Avenue, Maghull, Merseyside L31 9DQ

£225,000









BRIGHOUSE WOLFF

12 Yarrow Avenue, Maghull, Merseyside L31 9DQ

A 2 Bedroom Semi Detached House with no chain delay, which is located in a very popular residential area within easy of access of excellent transport links and amenities.

The property is located close to a variety of shops, restaurants, bistros and bars, whilst Maghull Railway Station and the nearby A59 and M58 provide direct transport access into Liverpool City Centre and beyond.

Further amenities within a short drive include but are not limited to; Ormskirk Hospital, Edge Hill University, Aintree retail/shopping parks and countryside walks.

Sitting on a generous plot with gardens to the front & rear, the accommodation accommodation briefly comprises; Entrance hallway, lounge and modern fitted dining kitchen to the ground floor. To the first floor are two double Bedrooms and dressing room and modern family bathroom suite, whilst to the exterior of the property are private gardens to the front and rear.

Off road parking is provided by a driveway to the side of the main house, whilst further benefits include gas central heating & double glazing.

Due to its ideal location we envisage high levels of interest from the outset. Please therefore contact Brighouse Wolff today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY
Timber entrance door, storage cupboard housing the meters and electrical consumer unit, celling lighting.

LOUNGE
16'1" x 14'8" max (4.91 x 4.49 max)
With window unit to the front elevation, radiator panel, tv point, stairs lead to the first floor, ceiling and wall lighting, double French doors lead to the kitchen/diner.

MODERN FITTED KITCHEN
14'8" x 8'2" (4.49 x 2.50)
Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, cooker point & extractor chimney above, plumbing for washing machine, sink & drainer unit, windows and rear door & ceiling lighting.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the first floor landing which in turn provides access to all first floor rooms.

MASTER BEDROOM
14'3" x 8'3" (4.36 x 2.54)
Window to the front elevation, ceiling light point, fitted wardrobes & radiator panel.

DRESSING ROOM
8'6" x 6'4" max (2.60 x 1.95 max)
Situated off the main bedroom with window to the front elevation, ceiling light point & linen/storage cupboard

BEDROOM TWO
10'0" x 8'3" (3.05 x 2.54)
Window to the rear elevation, ceiling lighting & radiator panel.

MODERN BATHROOM SUITE
6'4" x 6'1" (1.95 x 1.87)
Fitted with a modern white three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, low level wc, wash basin, tiled walls, ceiling lighting & frosted window.

EXTERIOR

PARKING
A Driveway leads to the side of the property to gates leading into the rear gardens.

GARDENS
The front gardens are mainly laid to lawn, wall and fence enclosed with ornamental shrub & tree borders.

The rear gardens provide excellent private outdoor living space, and are larger than anticipated. They are mainly laid to lawn, fence enclosed with ornamental shrub & tree borders.

MATERIAL INFORMATION

TENURE
Leasehold.
Date: 18 November 1969
Term: 999 Years from 18 November 1969
Rent: £20.0.0d

COUNCIL TAX
Sefton Council 2026/27

Band: C
Charge: £2,396.46

(Sefton Council Website).

MOBILE & BROADBAND
Mobile Signal:

EE & Three - Good outdoor Variable in-home.

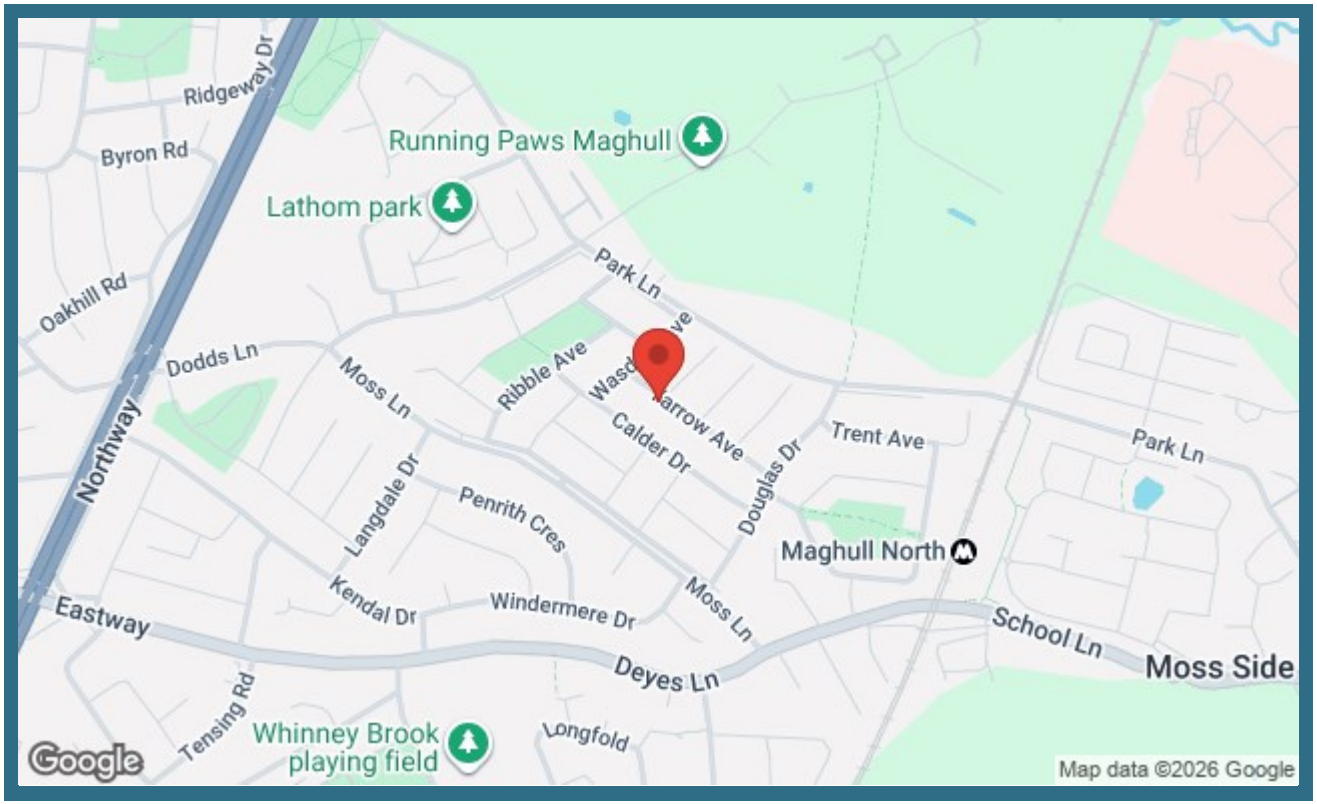
O2 & Vodaphone - Good outdoor.

Broadband:

Ultrafast - Highest available download speed: 1800 Mbps. Highest available upload speed: 220 Mbps.

(All information from Ofcom website)

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

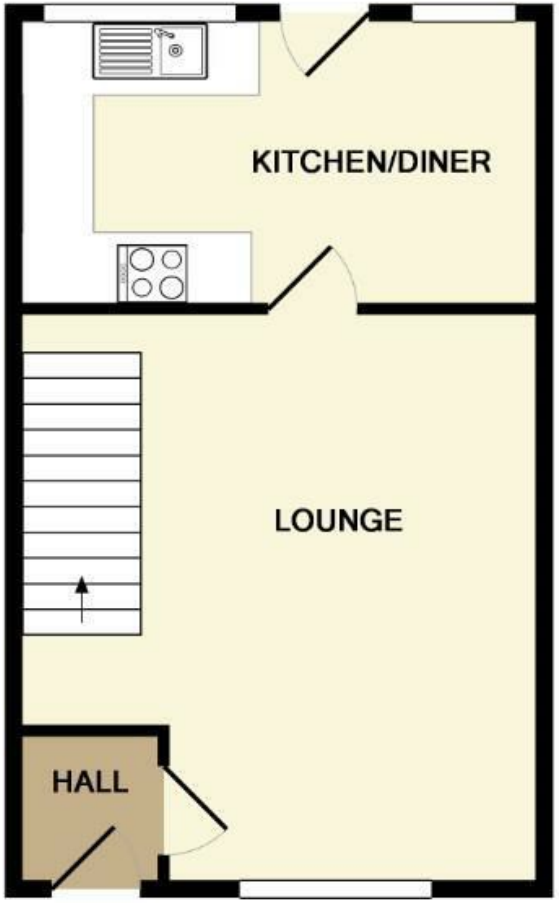
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

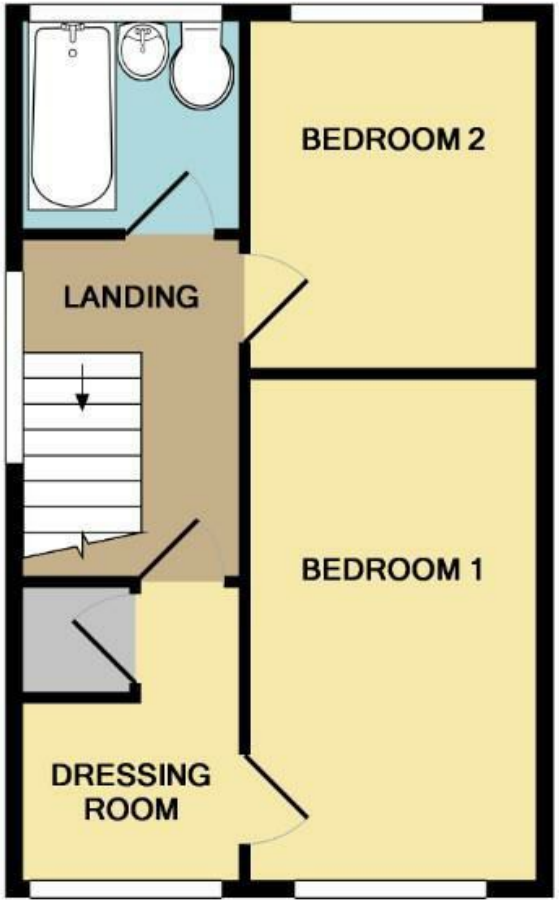
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

BRIGHOUSE WOLFF

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www.brighouse-wolff.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained her
of doors, windows, rooms and any other items are approximate and no responsibility is tak
omission, or mis-statement. This plan is for illustrative purposes only and should be used
prospective purchaser. The services, systems and appliances shown have not been tested
as to their operability or efficiency can be given
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