BerkeleyShaw

REAL ESTATE



14 Grasmere Road, Maghull, L31 6BX

Asking Price £219,950

Berkeley Shaw Real Estate are offering for sale this semi detached family home, situated on the Lakes development in Maghull that offers excellent potential for modernisation and improvements. Located in a residential area close to well regarded local schools and the shopping facilities of Maghull Central Square, the property also benefits from a southerly facing rear garden to enjoy the sunshine when we do get it. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, spacious living room with feature fireplace, separate rear family/dining room with french doors to rear garden, kitchen/breakfast room with fitted units including oven and hob. To the first floor there are three bedrooms (two with fitted furniture) and a bathroom with corner bath. Driveway with parking for car leading to garage and the southerly facing lawned and fenced rear garden with patio area and well stocked borders. There is also no chain involved.







Porch

tiled floor, double glazed windows and door

Entrance hall

laminate floor covering, radiator

Living room

18'4" x 10'11" (5.59 x 3.33)

feature fireplace with gas fire, radiator, double glazed window

Dining/family room

tiled floor, radiator, double glazed french door to garden

Kitchen/breakfast room

15'3" x 8'4" (4.65 x 2.54 (4.66 x 2.55))

inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, Hotpoint gas hob and double oven, plumbing for washing machine and dishwasher, tiled floor, part tiled walls, under stairs storage cupboard, door to garage, radiator, double glazed window

First floor landing

airing cupboard, access to loft, double glazed window

Front bedroom 1

12'7" x 10'7" (3.84 x 3.23 (3.83 x 3.22))

fitted wardrobes, cupboards and drawers, radiator, double glazed window

Rear bedroom 2

11'10" x 10'6" (3.61 x 3.20 (3.60 x 3.21))

fitted wardrobes and dressing table, radiator, double glazed window

Rear bedroom 3

8'2" x 7'1" (2.49 x 2.16 (2.48 x 2.15))

radiator, double glazed window

Bathroom

corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, radiator, double glazed window

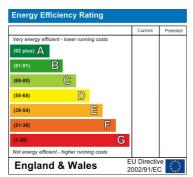
Outside

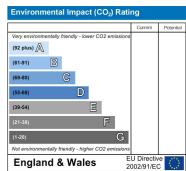
driveway with parking for car leading to the garage, lawned and fenced rear garden with patio area and well stocked herbaceous areas

Garage

23'0" x 8'9" (7.01 x 2.67)

light and power, up and over door to front, door and window to rear





1ST FLOOR 409 sq.ft. (38.0 sq.m



GROUND FLOOR 745 sq.ft. (69.3 sq.m.) appro



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