



14 Grasmere Road, Maghull, Merseyside L31 6BX

£259,950





14 Grasmere Road, Maghull, Merseyside L31 6BX

A sympathetically extended 3 Bedroom semi-detached family home, which is set in a much sought after village location and benefits from having no further chain delay.

The property is located close to a variety of shops, restaurants, bistros and bars, whilst Maghull Railway Station and the nearby A59 provide direct road and rail 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 more than ample plot with gardens to the front & rear, the main accommodation briefly comprises; Entrance porch, hallway, lounge, extended dining/sitting room and extended fitted kitchen to the ground floor. To the first floor are three Bedrooms and family bathroom suite, whilst to the exterior of the property are generous private gardens to the front and rear. Off road parking is provided by a driveway and attached tandem garage, whilst further benefits include gas central heating & double glazing.

Due to its popular location and generously sized accommodation, 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

PORCH

Upvc double door provides access into the property.

HALLWAY

Upvc glass panelled door and double glazed window, radiator panel, ceiling lighting, stairs lead to the first floor, access doors to all round floor accommodation.

LOUNGE

16'1" x 11'11" max (4.92 x 3.65 max)

Double glazed bay window to the front elevation, radiator panel, living flame effect fire set in feature fire place, tv point, coved ceiling and ceiling lighting.

DINING KITCHEN

15'5" x 8'4" (4.70 x 2.56)

Situated to the rear elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls & tiled flooring. Integrated appliances include, gas hob, double oven, sink and drainer unit, plumbing for washing machine, double glazed window, ceiling lighting and space for dining table and chairs.

DINING/SITTING ROOM

12'8" x 8'5" (3.88 x 2.57)

Upvc double glazed double doors to the rear elevation, radiator panel & ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the main landing area which provides access to the first floor accommodation.

BEDROOM 1

9'9" plus bay x 10'7" (2.99 plus bay x 3.23)

Double glazed bay window to the front elevation, radiator panel & ceiling light point. A range of fitted wardrobes and bedroom furniture.

BEDROOM 2

11'9" x 9'10" (3.60 x 3.00)

Double glazed window to the rear elevation, radiator panel & ceiling light point. A range of fitted wardrobes and bedroom furniture.

BEDROOM 3

8'2" x 6'11" (2.50 x 2.12)

Double glazed window to the rear elevation, radiator panel & ceiling light point.

BATHROOM

6'10" x 5'4" (2.10 x 1.65)

A three piece bathroom suite comprising; corner panelled bath with overhead bath/shower mixer, low level wc and pedestal wash basin. Tiled elevations, ceiling lighting, double glazed frosted window.

EXTERIOR

DRIVE & GARAGE

23'9" x 8'8" (7.25 x 2.65)

A flagged driveway provides off road parking and leads to an attached generously proportioned tandem garage with up and over door to the front, power and light and door leading into the rear gardens.

GARDENS FRONT & REAR

The front garden is wall enclosed and mainly laid to lawn with ornamental flower and shrub borders.

To the rear of the property is a fence enclosed private garden area which faces in a sunny southerly direction and provides excellent outdoor living space. A large flagged patio/seating area is located directly to the rear of the main accommodation. The remainder of the garden area is mainly laid to lawn with well stocked and mature flower, shrub and tree borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX BAND

CONSTRUCTION

Brick with pitched tiled roof.

MOBILE & BROADBAND

Ultrafast broadband available - taken from Ofcom website Feb 2024.

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.

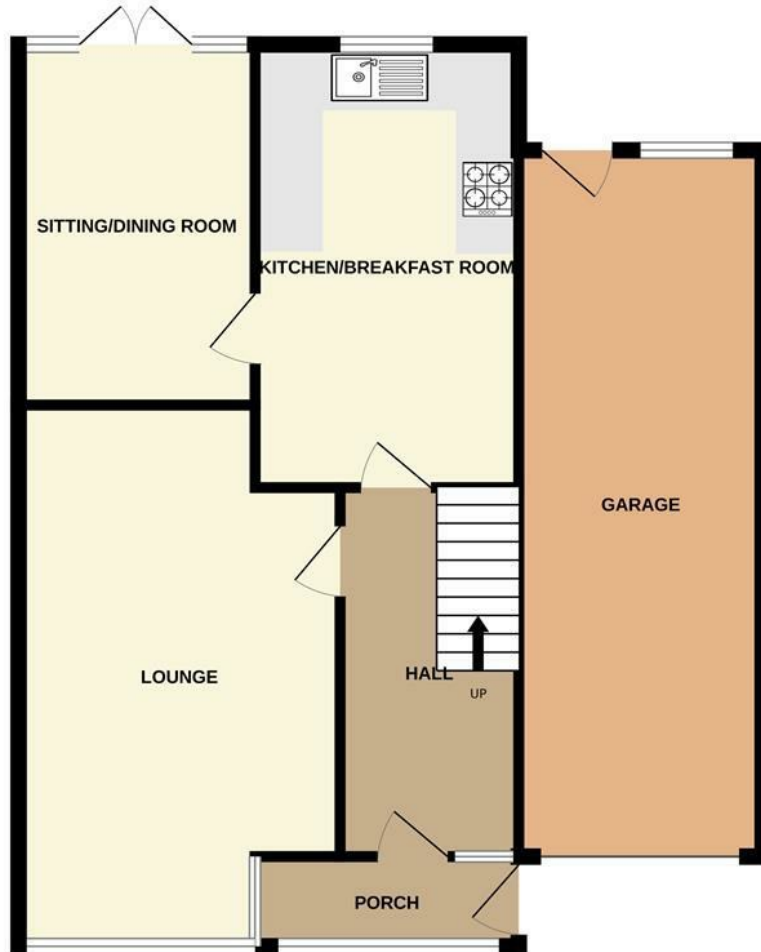
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.



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GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



