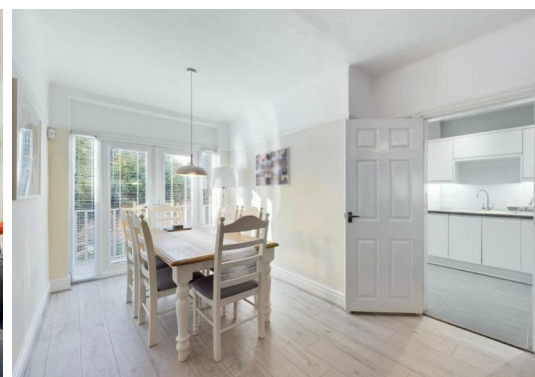




## Moorland Road, Maghull, Liverpool, L31 5JG £219,000

Grosvenor Waterford are delighted to offer for sale this beautiful and extended three bedroom semi detached house situated in a cul de sac on the popular 'Alt' residential estate. The spacious accommodation briefly comprises; entrance hall, living room, extended kitchen and dining room. To the first floor there are three bedrooms and a family bathroom. Outside there is an private rear garden with raised timber deck and front with off road parking. The property has been completely renovated throughout and benefits from a new roof, uPVC double glazing and gas central heating. A beautiful family home - early viewing recommended.



**Entrance Hall**

uPVC front door, radiator, laminate flooring, built in storage cupboard, stairs to first floor

**Lounge**

19'10" x 10'5" (6.06m x 3.20m)

uPVC double glazed window to front aspect, inset living flame gas fire, radiator, laminate flooring, open to dining room

**Dining Room**

8'5" x 8'0" (2.59m x 2.46m)

uPVC double glazed french doors with glazed side panels to rear garden, laminate flooring

**Breakfast Kitchen**

12'6" x 7'10" (3.83m x 2.41m)

fabulous modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated washing machine, vertical radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed french doors to rear garden

**First Floor**

**Landing**

uPVC double glazed window to side aspect

**Bedroom 1**

10'6" x 10'5" (3.21m x 3.20m)

uPVC double glazed window to front aspect, radiator, laminate flooring

**Bedroom 2**

8'11" x 10'11" (2.74m x 3.34m)

uPVC double glazed window to rear aspect, radiator, loft access, laminate flooring

**Bedroom 3**

7'11" x 7'11"m (2.43m x 2.42mm)

uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted wardrobes

**Family Bathroom**

7'8" x 7'11" (2.35m x 2.42m)

modern white suite comprising; bath with electric shower over, wash hand basin and low level w.c., chrome heated towel rail, inset ceiling spotlights, tiled floor and walls, built in cupboard, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**

private rear garden raised timber deck area perfect for hosting and lawn, with gravelled side area

**Front Garden**

walled front with hedge, lawn and gravel driveway with gated access to rear garden

**Additional Information**

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

**Agents Note**

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

