



## Grosvenor Road, Maghull, Liverpool, L31 5NW £110,000

Grosvenor Waterford are pleased to offer for sale this two bedroom purpose built first floor flat situated in a popular and established area of Maghull and convenient for all local amenities and Maghull train station. The spacious accommodation briefly comprises; private entrance hall with built in store and utility, living room, kitchen, bathroom and two double bedrooms. Outside there is a private rear garden and a driveway to the front with ample off road parking. The property also benefits from gas central heating and uPVC double glazing and is offered with the added advantage of no ongoing chain. A great sized flat in a super location - early viewing recommended.



**Private Entrance Hall**

front door, tiled flooring, built in cupboard, stairs to first floor

**Utility Area**

5'6" x 6'5" (1.70m x 1.97m)  
glazed window to side aspect

**Landing**

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

**Living Room**

16'11" (into bay) x 11'10" (5.17m (into bay) x 3.61m)  
uPVC double glazed bay window to front aspect, gas fire in feature surround, radiator

**Kitchen**

12'11" x 5'11" (3.94m x 1.81m)  
base cabinet with sink, built in cupboards housing Worcester boiler, radiator, uPVC double glazed window to rear aspect

**Bedroom 1**

9'3" x 12'0" (2.84m x 3.66m)  
uPVC double glazed window to rear aspect, radiator, laminate flooring

**Bedroom 2**

11'5" x 11'7" (3.50m x 3.55m)  
uPVC double glazed window to front aspect, radiator, laminate flooring

**Bathroom**

9'10" x 5'3" (3.01m x 1.61m)  
suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

**Outside**

**Rear Garden**

good sized private rear garden

**Front Garden**

open access to private driveway providing ample off road parking

**Additional Information**

Tenure : Leasehold  
Council Tax Band : A  
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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		