



## **Clent Road, Maghull, Liverpool, L31 0BA**

### **£229,995**

Grosvenor Waterford are delighted to offer for sale this three bedroom semi-detached house enjoying a large corner plot in a cul de sac location in sought after Maghull. The accommodation briefly comprises; entrance hall, lounge and dining kitchen. To the first floor are three bedrooms and a family bathroom. Outside there is a large south and west facing rear garden and block paved front providing off road parking. The property also benefits from uPVC double glazing and gas central heating. An ideal family home with massive potential to extend - early viewing recommended.



### Entrance Hall

uPVC front door, radiator, stairs to first floor

### Lounge

16'7" (into bay) x 13'11" (5.06m (into bay) x 4.25m)

uPVC double glazed bay window to front aspect, two radiators, solid oak flooring

### Dining Kitchen

7'10" x 17'3" (2.40m x 5.26m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, vinyl flooring, tiled splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

### First Floor

#### Landing

uPVC double glazed window to side aspect

#### Bedroom 1

12'10" (+bay) x 10'0" (3.92m (+bay) x 3.06m)

uPVC double glazed bay window to front aspect, radiator, fitted wardrobes

#### Bedroom 2

10'1" x 10'1" (3.09m x 3.09m)

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

#### Bedroom 3

9'4" x 6'11" (2.87m x 2.12m)

uPVC double glazed window to front aspect, radiator

### Family Bathroom

5'4" x 6'9" (1.65m x 2.07m)

modern white suite comprising; panelled bath with mains shower over, wash hand basin and low level w.c. in vanity cabinets, chrome heated towel rail, uPVC double glazed frosted window to rear aspect

### Outside

#### South & West Facing Rear Garden

fabulous rear garden with raised timber deck, lawn with mature borders, summerhouse and gated access to front

#### Front Garden

block paved driveway

### Additional Information

Tenure : Leasehold

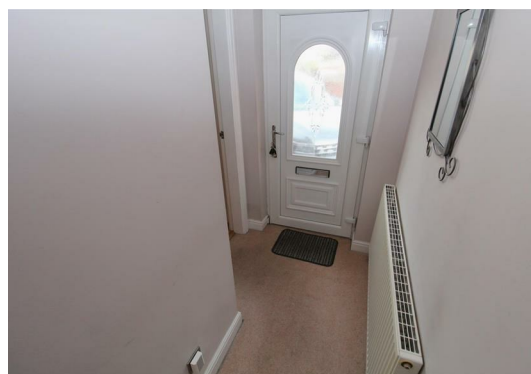
Council Tax Band : C

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).



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 69        |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |