



ALASTAIR SAVILLE  
ESTATE AGENTS

Grosvenor Road, Maghull, Merseyside, L31 5NH

£220,000

3 1 2



- Semi Detached Family Home • Three Bedrooms
- Two Reception Rooms • In Need Of Some Updating
- Enclosed Rear Gardens • Driveway And Garage
- No Onward Chain • Be Quick!
- EPC Rating- Pending • Council Tax Band- C





Ground Floor approx area - 44.5m<sup>2</sup>

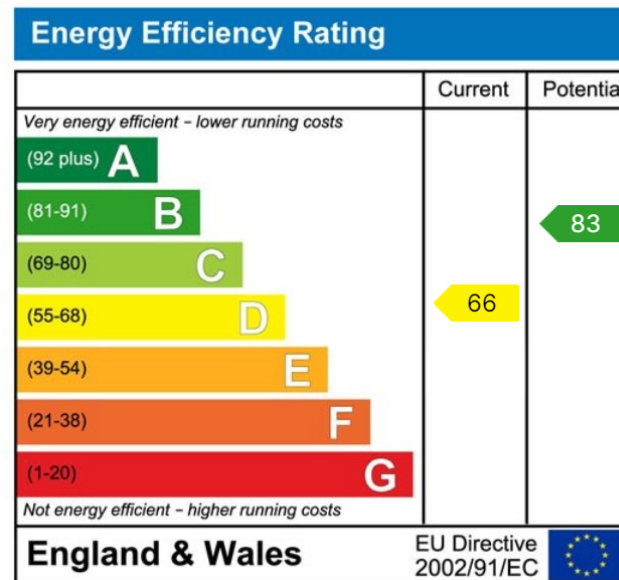
1st Floor approx area - 37.2m<sup>2</sup>

25 Grosvenor Road, L31 5NH

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

SEMI DETACHED FAMILY HOME, THREE BEDROOMS, TWO RECEPTION ROOMS, IDEAL FIRST TIME BUY, DRIVEWAY AND GARAGE, ENCLOSED GARDENS TO THE REAR. WELL PRESENTED THROUGHOUT. IN NEED OF SOME UPDATING. NO ONWARD CHAIN.

This semi detached home is situated on the popular location of Grosvenor Road. Being close to local shops, bus routes, school and amenities the property is an ideal family home. Having been in the same ownership for a number of years, the property has been a perfect family home for the current vendors. The accommodation comprises entrance porch, hallway, living room, dining room and kitchen to the ground floor. To the first floor are three bedrooms and the bathroom. Externally there is a driveway offering off road parking and a garage. There is a small front garden and a larger rear garden which is mainly laid to lawn with a large fish pond. This is an opportunity not to be missed and we would recommend an early viewing.



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