



Ian Crane Estate Agents

Holmefield Grove, Maghull, L31 7DL



£257,500 (Subject to contract)

A semi detached house that is offered for sale without an ongoing chain and with a rare feature of a large rear garden that has a shared access gate through to the canal path of the Liverpool to Leeds canal. Situated at the end of a pleasant cul de sac within easy reach of the facilities of Maghull Central Square, the extended property is ideal for the new buyers to improve to their own design. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, living room with feature fire, sliding doors to the dining room and french doors to a rear sun lounge that leads to the garden. A kitchen with fitted units including oven and hob completes the ground floor. To the first floor there are three bedrooms, a shower room with electric shower and a separate w.c. A driveway to the front provides useful off road parking that leads to the garage and the side access flows through to the feature rear garden that is large, with a wide variety of well established trees, plants and shrubs, with patio area and with a right of way access to the rear, and shared access gate to the canal.



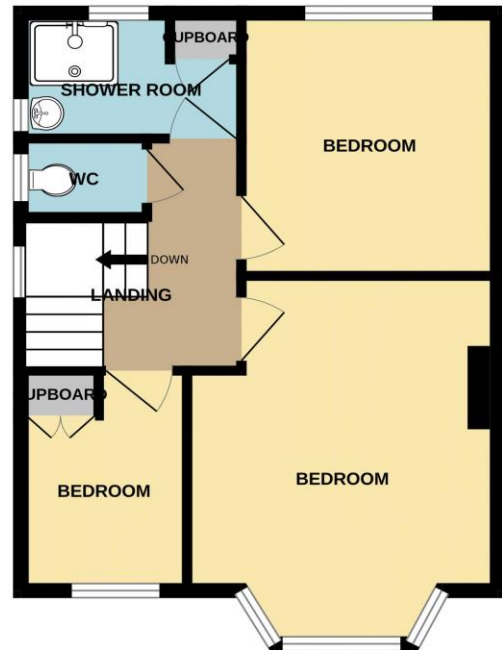
Location:	Holmfild Grove is located at the end of Greenville Drive, which is off Green Lane in Maghull
Porch	tiled floor, double glazed windows and door
Entrance hall	under stairs cupboard, radiator
Living room	14' 3" into bay x 11' 8" (4.35m into bay x 3.56m) feature fireplace, radiator, double glazed bay window, sliding doors to:
Dining room	10' 4" x 9' 0" (3.15m x 2.74m) radiator, double doors to:
Sun room	8' 11" x 8' 10" (2.72m x 2.70m) double glazed windows and french doors to garden
Kitchen	12' 4" x 8' 2" (3.77m x 2.48m) inset stainless steel sink unit with double drainer, base and drawer units with worktop surfaces over, wall units, Electrolux gas hob, Newworld electric oven, plumbing for washing machine, double glazed window, door to side
First floor landing	access to loft, double glazed window
Front bedroom 1	12' 6" plus bay x 11' 0" (3.80m plus bay x 3.36m) radiator, double glazed bay window
Rear bedroom 2	10' 6" x 9' 8" (3.20m x 2.95m) radiator, double glazed window
Front bedroom 3	8' 8" x 6' 4" (2.64m x 1.92m) storage cupboard, radiator, double glazed window
Shower room	shower area with Redring electric shower over, wash hand basin, tiled walls, cupboard housing Vaillant gas central heating boiler, two double glazed windows
W.C.	low level w.c, tiled walls, double glazed window
Outside	driveway with parking for cars leading to side garage, access to the rear garden which is the real feature of the property. Ideal for either keen garden lovers or families with kids looking for a large space to play, there are currently lawned areas, well stocked herbaceous areas, patio area and there is also the added benefit of a shared access gate to the towpath along the Liverpool to Leeds canal
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
Tenure	To be confirmed by the seller Solicitors.

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

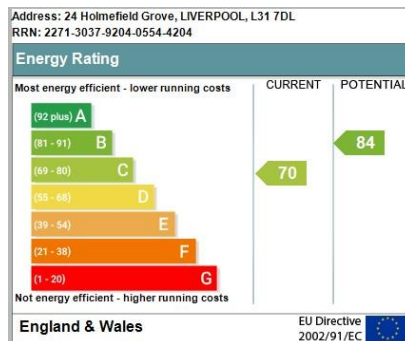


1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 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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