



Ian Crane Estate Agents

## Derby Grove, Maghull, L31 5JJ



**£179,500** (Subject to contract)

An excellent opportunity to purchase an already extended semi detached house that has the potential for further improvement that is located in a residential cul de sac in Maghull, close to highly regarded local schools as the transport links of the M57, M58 and other motorways. The accommodation already includes gas central heating, double glazing and briefly comprises entrance hall, living room with feature fireplace and sliding doors to a rear sitting room, dining room opening to a kitchen with fitted units including oven and hob. To the first floor there are three bedrooms (one with fitted wardrobes) and a shower room with electric shower. Driveway with parking for cars, lawned rear garden with patio area and well stocked herbaceous areas.



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<b>Location:</b>	Derby Drove is a cul de sac located off Moorland Road which is between Dover Road and Moorhey Road
<b>Entrance hall</b>	laminated floor covering, under stairs cupboard, radiator, double glazed window
<b>Living room</b>	<b>19' 8" x 10' 6" (6.00m x 3.20m)</b> feature fireplace, radiator, double glazed window, sliding doors to:
<b>Sitting room</b>	<b>9' 1" x 10' 2" (2.77m x 3.11m)</b> radiator, double glazed patio door to rear garden
<b>Dining room</b>	<b>10' 11" x 8' 0" (3.34m x 2.44m)</b> laminated floor covering, under stairs cupboard, radiator, double glazed window, door to side, opening to:
<b>Kitchen</b>	<b>9' 0" x 7' 6" (2.75m x 2.28m)</b> inset one and a half bowl sink unit, base and drawer units with worktop surfaces over, wall units, Phillips gas hob, electric oven, plumbing for washing machine, Logic gas central heating boiler, double glazed window
<b>First floor landing</b>	double glazed window
<b>Front bedroom 1</b>	<b>10' 5" x 10' 6" (3.17m x 3.19m)</b> fitted wardrobes, radiator, double glazed window
<b>Rear bedroom 2</b>	<b>9' 0" x 10' 7" (2.74m x 3.22m)</b> radiator, double glazed window
<b>Rear bedroom 3</b>	<b>8' 1" x 7' 10" (2.46m x 2.40m)</b> radiator, double glazed window
<b>Shower room</b>	shower cubicle with electric shower, pedestal wash hand basin, low level w.c, tiled walls, airing cupboard, access to loft, radiator, double glazed window
<b>Outside</b>	driveway with parking for cars, lawned front garden with borders for planting, rear lawned garden with patio area, well stocked herbaceous areas and a shed
<b>Viewing</b>	Please telephone us on 0151 527 2700 or email <a href="mailto:sales@iancrane.com">sales@iancrane.com</a> to make an appointment to view
<b>Council tax</b>	Council tax band C
<b>Tenure</b>	Freehold

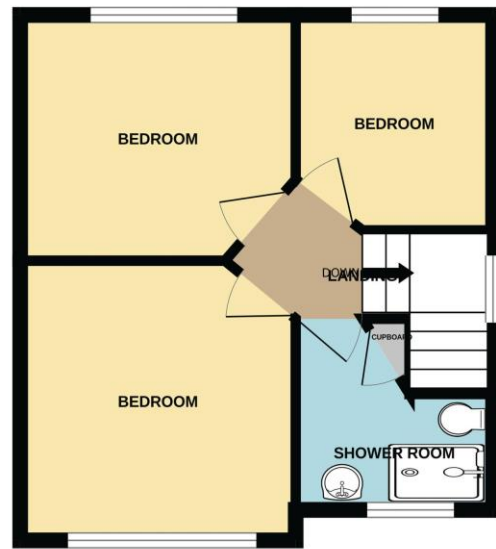
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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

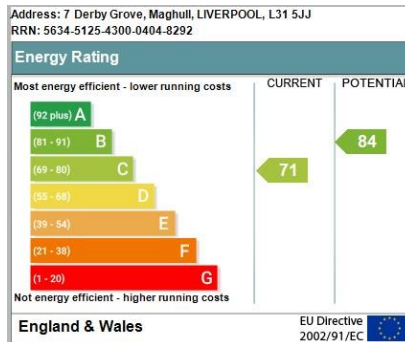


1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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