

14 Grasmere Road, Maghull, L31 6BX



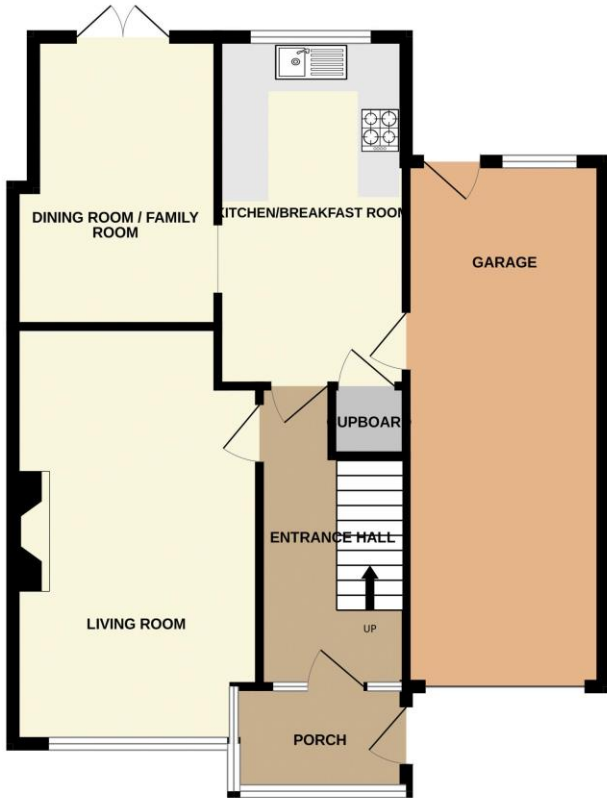
£232,500 (Subject to contract)

Ian Crane Estate Agents are offering for sale this semi detached family home, situated on the Lakes development in Maghull that offers excellent potential for modernisation and improvements. Located in a residential area close to well regarded local schools and the shopping facilities of Maghull Central Square, the property also benefits from a southerly facing rear garden to enjoy the sunshine when we do get it. The accommodation includes gas central heating, double glazing and briefly comprises porch, entrance hall, spacious living room with feature fireplace, separate rear family/dining room with french doors to rear garden, kitchen/breakfast room with fitted units including oven and hob. To the first floor there are three bedrooms (two with fitted furniture) and a bathroom with corner bath. Driveway with parking for car leading to garage and the southerly facing lawned and fenced rear garden with patio area and well stocked borders. There is also no chain involved.

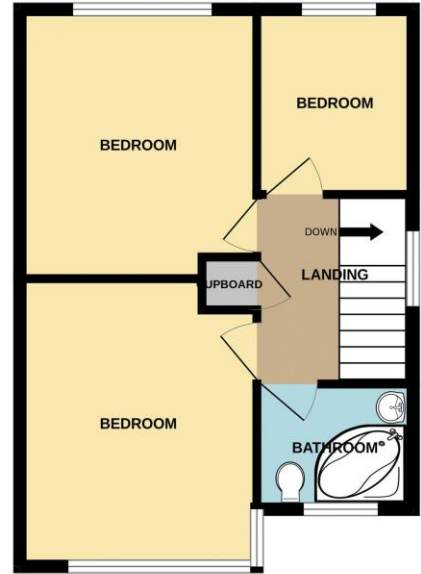
Location:	Grasmere Road is located on the popular Lakes development in Maghull and is between Coniston Road and Ambleside Road
Porch	tiled floor, double glazed windows and door
Entrance hall	laminated floor covering, radiator
Living room	18' 4" x 10' 11" (5.59m x 3.34m) feature fireplace with gas fire, radiator, double glazed window
Dining/family room	12' 8" x 9' 1" narrowing to 8' 2" (3.87m x 2.77m narrowing to 2.50m) tiled floor, radiator, double glazed french door to garden
Kitchen/breakfast room	15' 3" x 8' 4" (4.66m x 2.55m) inset sink unit with drainer, base and drawer units with worktop surfaces over, wall units, Hotpoint gas hob and double oven, plumbing for washing machine and dishwasher, tiled floor, part tiled walls, under stairs storage cupboard, door to garage, radiator, double glazed window
First floor landing	airing cupboard, access to loft, double glazed window
Front bedroom 1	12' 7" x 10' 7" (3.83m x 3.22m) fitted wardrobes, cupboards and drawers, radiator, double glazed window
Rear bedroom 2	11' 10" x 10' 6" (3.60m x 3.21m) fitted wardrobes and dressing table, radiator, double glazed window
Rear bedroom 3	8' 2" x 7' 1" (2.48m x 2.15m) radiator, double glazed window
Bathroom	corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, radiator, double glazed window
Outside	driveway with parking for car leading to the garage, lawned and fenced rear garden with patio area and well stocked herbaceous areas
Garage	23' 0" x 8' 9" (7.02m x 2.67m) light and power, up and over door to front, door and window to rear
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band D
Tenure	Freehold

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
745 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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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