

## 14 Grasmere Road, Maghull, L31 6BX



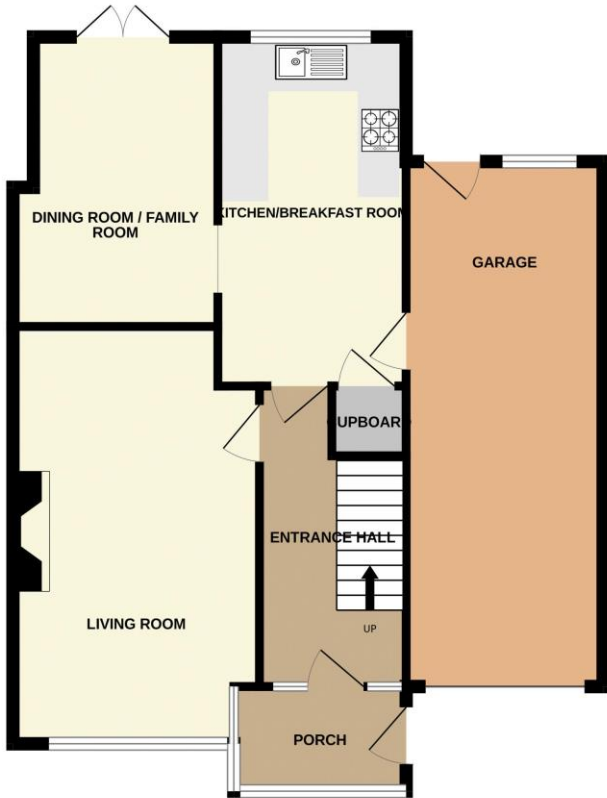
**£219,950** (Subject to contract)

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.

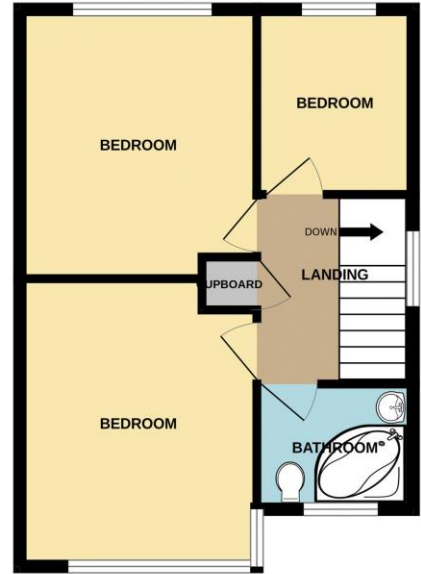
<b>Location:</b>	Grasmere Road is located on the popular Lakes development in Maghull and is between Coniston Road and Ambleside Road
<b>Porch</b>	tiled floor, double glazed windows and door
<b>Entrance hall</b>	laminated floor covering, radiator
<b>Living room</b>	18' 4" x 10' 11" (5.59m x 3.34m) feature fireplace with gas fire, radiator, double glazed window
<b>Dining/family room</b>	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
<b>Kitchen/breakfast room</b>	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
<b>First floor landing</b>	airing cupboard, access to loft, double glazed window
<b>Front bedroom 1</b>	12' 7" x 10' 7" (3.83m x 3.22m) fitted wardrobes, cupboards and drawers, radiator, double glazed window
<b>Rear bedroom 2</b>	11' 10" x 10' 6" (3.60m x 3.21m) fitted wardrobes and dressing table, radiator, double glazed window
<b>Rear bedroom 3</b>	8' 2" x 7' 1" (2.48m x 2.15m) radiator, double glazed window
<b>Bathroom</b>	corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls, tiled floor, radiator, double glazed window
<b>Outside</b>	driveway with parking for car leading to the garage, lawned and fenced rear garden with patio area and well stocked herbaceous areas
<b>Garage</b>	23' 0" x 8' 9" (7.02m x 2.67m) light and power, up and over door to front, door and window to rear
<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 D
<b>Tenure</b>	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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