BerkeleyShaw REAL ESTATE



24 Holmefield Grove, Maghull, L31 7DL

£257,500

Check out the breathtaking gardens on this spacious semi-detached home on Holmefield Grove!

Berkeley Shaw Real Estate is excited to offer for sale this three-bedroom semi-detached home with no onward chain. This is bound to be a popular purchase among a variety of buyers given the generous garden and the 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.

Get in touch straight away to arrange a viewing and to appreciate the fantastic potential of this home!







Porch

tiled floor, double glazed windows and door

Entrance hall

under stairs cupboard, radiator

Living Room

14'3" x 11'8" (4.35 x 3.56)

feature fireplace, radiator, double glazed bay window, sliding doors to:

Dining

10'4" x 8'11" (3.15 x 2.74)

radiator, double doors

Sun room

8'11" x 8'10" (2.72 x 2.7)

double glazed windows and french doors to garden

Kitchen

12'4" x 8'1" (3.77 x 2.48)

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

12'5" x 11'0" (3.8 x 3.36)

radiator, double glazed bay window

Rear bedroom 2

10'5" x 9'8" (3.2 x 2.95)

radiator, double glazed window

Front bedroom 3

8'7" x 6'3" (2.64 x 1.92)

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







canal

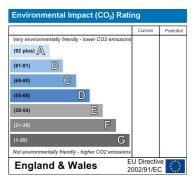
driveway with parking for cars leading to side garage,

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



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

England & Wales

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





TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approv.
Whilst every altering that been raise to ensure the accuse; of the floorigins coloride pers, measurement of doors, windows, rooms and any other terms are approximate and no responsibility in taken to any error omission or mis-solutioners. The size is flooring into the coloridary to the coloridary prospective purchaser. The services, systems and applicances shown have not been tested and no guarante many than the coloridary coloridary or the coloridary coloridary or the coloridary coloridary or the coloridary coloridary.



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