



14 Grasmere Road, Maghull, L31 6BX

Asking Price £219,950

Berkeley Shaw Real Estate 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.



Porch
tiled floor, double glazed windows and door

Entrance hall
laminated floor covering, radiator

Living room
18'4" x 10'11" (5.59 x 3.33)
feature fireplace with gas fire, radiator, double glazed window

Dining/family room
tiled floor, radiator, double glazed french door to garden

Kitchen/breakfast room
15'3" x 8'4" (4.65 x 2.54 (4.66 x 2.55))
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" (3.84 x 3.23 (3.83 x 3.22))
fitted wardrobes, cupboards and drawers, radiator, double glazed window

Rear bedroom 2
11'10" x 10'6" (3.61 x 3.20 (3.60 x 3.21))
fitted wardrobes and dressing table, radiator, double glazed window

Rear bedroom 3
8'2" x 7'1" (2.49 x 2.16 (2.48 x 2.15))
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" (7.01 x 2.67)
light and power, up and over door to front, door and window to rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 1155 sq ft (107.3 sq m) approx.
While 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 errors or omissions of this kind. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
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