



## 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**  
 laminate 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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 errors or omissions. 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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