



## 24 Holmefield Grove, Maghull, L31 7DL

Asking Price £257,500

A semi detached house that is offered for sale without an ongoing chain and with a rare feature of a large rear garden that has a 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.



**Porch**  
 tiled floor, double glazed windows and door

**Entrance hall**  
 under stairs cupboard, radiator

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

**Dining room**  
 10'4" x 9'0" (3.15 x 2.74)  
 radiator, double doors to:

**Sun room**  
 8'11" x 8'10" (2.72 x 2.69)  
 double glazed windows and french doors to garden

**Kitchen**  
 12'4" x 8'2" (3.76 x 2.49 (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**  
 radiator, double glazed bay window

**Rear bedroom 2**  
 10'6" x 9'8" (3.20 x 2.95)  
 radiator, double glazed window

**Front bedroom 3**  
 8'8" x 6'4" (2.64 x 1.93)  
 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**

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 canal

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 947 sq. ft. (88.0 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 misstatement. This plan for illustrative purposes only and should be used as such by the prospective purchaser. The architect, surveyor and agent shall not be held liable for any error or omission. All to their responsibility or efficiency can be given. Made with Metreplan CS2014



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