Grosvenor Waterford
ESTATE AGENTS LIMITED

BRITISH PROPERTY AWARDS
GOLD WINNER
ESTATE AGENT IN LIVERPOOL

Hathaway, Maghull, Liverpool, L31 8AU
£185,000

Grosvenor Waterford are delighted to offer for Sale this extended three bedroom semi detached house situated in a quiet cul de sac in a sought after area of Maghull, close to Maghull High School. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen and downstairs w.c.. To the first floor there are three bedrooms and a family bathroom with separate w.c.. Outside there is a south west facing rear garden and front garden with off road parking leading to a detached garage. The property also benefits from majority uPVC double glazing and gas central heating with a new boiler installed in 2021. Offered with no ongoing chain, an early viewing is recommended for this ideal family home.

Entrance Porch
uPVC front door and uPVC double glazed window to front aspect, tiled floor

Hall
uPVC double glazed entrance door, built in cupboard, radiator, stairs to first floor

Lounge
12'2" x 10'4" (3.71m x 3.15m)
double glazed window to front aspect, radiator

Dining Room
16'0" (max) x 10'8" (4.88m (max) x 3.26m)
uPVC double glazed window to rear aspect, radiator, feature fireplace

Extended Kitchen
16'5" x 7'2" (5.02m x 2.19m)
fitted kitchen with a range of base cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, two radiators, part tiled walls, uPVC double glazed windows to side and rear aspects, uPVC double glazed door to rear garden

Downstairs W.C.
uPVC double glazed window to side aspect, low level w.c., wash hand basin, tiled floor and part tiled walls

First Floor

Landing
uPVC double glazed window to side aspect, access to loft space

Bedroom 1
10'8" x 10'4" (3.27m x 3.16m)
double glazed window to front aspect, radiator

Bedroom 2
10'4" x 8'9" (3.15m x 2.67m)
double glazed window to rear aspect, radiator, built in wardrobe

Bedroom 3
6'8" x 7'3" (2.05m x 2.21m)
double glazed window to rear aspect, radiator

Bathroom
7'2" x 4'3" (2.19m x 1.30m)
white suite comprising; panelled bath and wash hand basin, radiator, part tiled walls, uPVC double glazed frosted window to side aspect

Outside

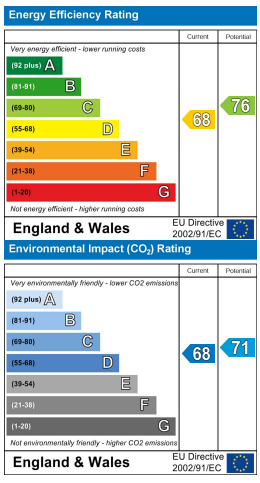
Front Garden
front garden with lawn and paved driveway that leads via double gates to a detached garage

South West Facing Rear Garden
laid mainly to lawn and open to side driveway

Detached Garage
13'8" x 7'9" (4.18m x 2.37m)
double opening doors glazed window, door to rear garden

Additional Information
Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.



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The Property Ombudsman

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