



Monaghan Close, Orrell Park, Liverpool, L9 8HA

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to present this absolutely fabulous four bedroom detached house, located on Monaghan Close in the desirable area of Orrell Park, Liverpool. This property benefits from a loft conversion with dormer and a single storey extension with lantern roof, making it an ideal choice for families or those seeking extra space. On the ground floor the accommodation comprises; entrance hall, w.c, living room and open plan kitchen/dining/family area with new kitchen fitted in 2023. Upstairs there are four bedrooms, a bathroom and ensuite, spread over two floors. The property also benefits from uPVC double glazing and gas central heating. This spacious and stunning family home must be viewed to be fully appreciated, those who do won't be disappointed.

£350,000



### Entrance Hall

composite front door, two radiators, laminate flooring, built in cupboard (housing boiler), stairs to first floor

### Downstairs W.C.

modern white suite comprising; low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

### Living Room 16'7" x 9'11" (5.06m x 3.04m )



uPVC double glazed square bay window, gas fire in feature surround, radiator, laminate flooring

### Kitchen 9'9" x 16'11" (2.98m x 5.18m )



modern fitted kitchen with a range of sage cabinets with contrasting white quartz worktops, gas range cooker, integrated dishwasher, washing machine and tumble dryer, space for American style fridge freezer, Amtico flooring, open to dining & family area

### Dining & Family Area 11'7" x 16'11" (3.54m x 5.16m)



fabulous extension with lantern roof and twin sliding patio doors, inset ceiling spotlights, Amtico flooring with underfloor heating

### First Floor

#### Landing

uPVC double glazed window to side aspect, built in cupboard, stairs to second floor

### Master Bedroom 9'11" x 12'6" (3.03m x 3.82m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes, door to ensuite

### Ensuite 7'10" x 2'10" (2.39m x 0.88m)

modern white suite comprising; shower cubicle with mains shower, low level w.c. and wash hand basin, radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to side aspect

**Bedroom 2 9'11" x 9'0" m (3.04m x 2.76m)**



uPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 3 6'8" x 9'3" (2.04m x 2.82m)**



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

**Family Bathroom 6'8" x 5'10" (2.04m x 1.80m)**



modern white suite comprising; panelled bath, low level w.c. and wash hand basin in vanity cabinet, radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

**Second Floor**

**Bedroom 4 16'11" x 12'3" + under eaves storage (5.18m x 3.74m + under eaves storage)**



two double glazed windows to rear aspect, vertical radiator, inset ceiling spotlights, built in wardrobes with access to under eaves storage

**Outside**

**Rear Garden**

fabulous rear garden redesigned in 2024 with artificial lawn and patio area extending around to the side with a shed and gated access to the front

**Front Garden**

open plan front with lawn and tarmac driveway

**Additional Information**

Tenure : Freehold  
Council Tax Band : C  
Local Authority : Liverpool

**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](http://www.gov.uk/government/organisations/land-registry).

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



