BerkeleyShaw
REAL ESTATE

The Ternary, Old Haymarket, Liverpool, L1 6ER
www.berkeleyshaw.com

74 Grosvenor Road, Liverpool, L31 5NW

£1,350 Per Month

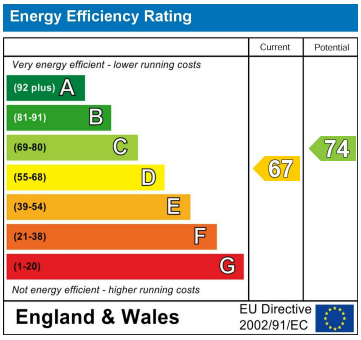
To let – a three-bedroom semi-detached house located in the popular residential area of Maghull.

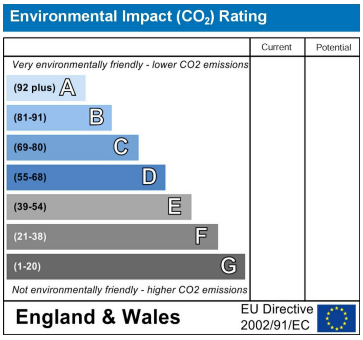
The property offers two well-proportioned reception rooms, both with wood-effect flooring and large bay windows, providing good natural light and an attractive outlook to the front garden. The rooms are versatile, suitable for use as a living room and separate dining or family room.

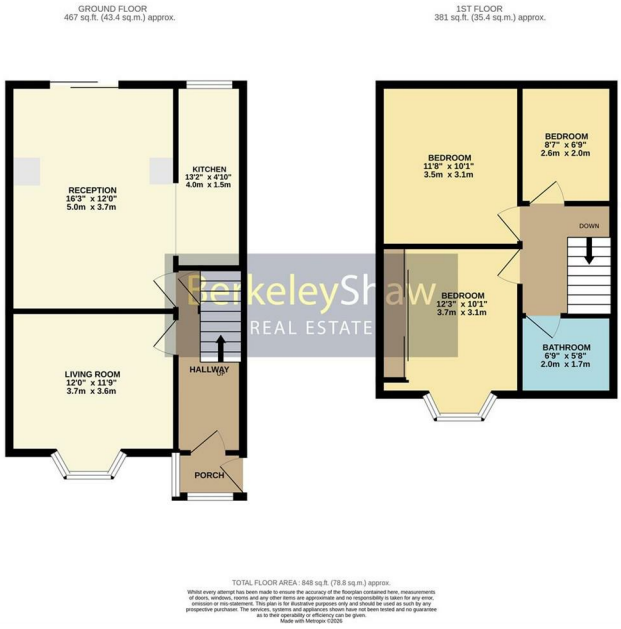
The modern kitchen is fitted with contemporary white units, contrasting worktops and tiled flooring, with a window overlooking the rear garden. The bathroom is finished in a white suite with over-bath shower and full tiling.

Upstairs are three bedrooms, all with hard flooring and neutral décor, giving a clean, practical finish ready for a tenant's own furnishings. Outside, the house benefits from a lawned front garden with driveway, and an enclosed rear garden with paved patio and lawn, offering useful outdoor space.

Grosvenor Road is well placed for Maghull's amenities. Maghull Square and Central Square provide supermarkets, everyday shops, cafés and services within a short drive. Local green space includes Old Hall Park and Jubilee Park, both convenient for walking and recreation.


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
67
74
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC


GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.
RECEPTION
16'3" x 12'0"
5.0m x 3.7m
KITCHEN
13'2" x 4'10"
4.0m x 1.5m
LIVING ROOM
12'0" x 11'9"
3.7m x 3.6m
HALLWAY
PORCH
BEDROOM
11'8" x 10'1"
3.5m x 3.1m
BEDROOM
8'7" x 6'9"
2.6m x 2.0m
DOWN
BEDROOM
12'3" x 10'1"
3.7m x 3.1m
BATHROOM
6'9" x 5'8"
2.0m x 1.7m
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TOTAL FLOOR AREA : 848 sq.ft. (78.8 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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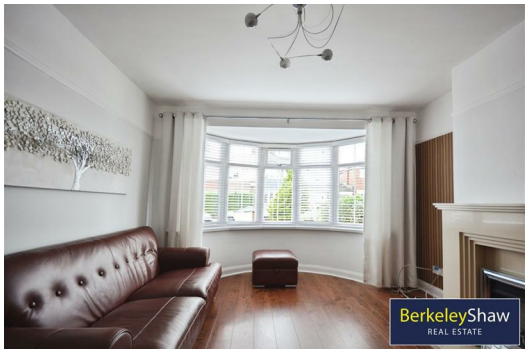
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