



## Moorhey Road, Maghull, Liverpool, L31 5JY £240,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house on the popular 'Alt' residential estate. The spacious accommodation briefly comprises; entrance hall, living room, extended kitchen, utility area and dining room. To the first floor there are three bedrooms and a family bathroom. Outside there is an enclosed rear garden with access to the rear of the attached garage and walled front with open access to off road parking and the garage. The property benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A beautiful family home - early viewing recommended.



**Entrance Hall**

entrance door and uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor

**Living Room**

19'11" x 10'5" (6.07m x 3.18m)  
uPVC double glazed window to front aspect, radiator, laminate flooring, wall mounted electric fire, open to dining room

**Dining Room**

9'1" x 9'8" (2.77m x 2.95m)  
uPVC double glazed french doors to rear garden, radiator, laminate flooring, open to kitchen

**Kitchen**

9'1" x 8'6" (2.77m x 2.59m)  
fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC fully glazed door to side aspect

**Utility Area**

10'4" x 8'0" (3.15m x 2.44m)  
radiator, laminate flooring, inset ceiling spotlights, open to kitchen

**First Floor**

**Landing**

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

**Bedroom 1**

10'5" x 10'7" (3.18m x 3.23m)  
uPVC double glazed window to front aspect, radiator, laminate flooring

**Bedroom 2**

8'6" x 9'0" (+wardrobes) (2.59m x 2.74m (+wardrobes))  
uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes

**Bedroom 3**

8'1" x 7'10" (2.46m x 2.39m)  
uPVC double glazed window to front aspect, radiator, laminate flooring, boiler

**Family Bathroom**

8'2" x 7'11" (2.49m x 2.41m)  
white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, built in cupboard, uPVC double glazed frosted window to front aspect

**Outside**

**Attached Garage**

18'4" x 7'7" (5.59m x 2.31m)  
up and over door, power and light, uPVC double glazed window and door to rear aspect

**Rear Garden**

good sized rear laid mainly to lawn with patio area extending around the side to the rear of the garage

**Front Garden**

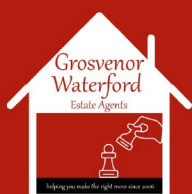
walled front with open access to driveway and ornamental area

**Additional Information**

Tenure : Freehold but subject to a rent charge (also known as chief rent)  
Council Tax Band : C  
Local Authority : Sefton



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-81) <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>		
(81-81) <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		



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