



ALASTAIR SAVILLE  
ESTATE AGENTS

Grosvenor Road, Maghull L31 5NN

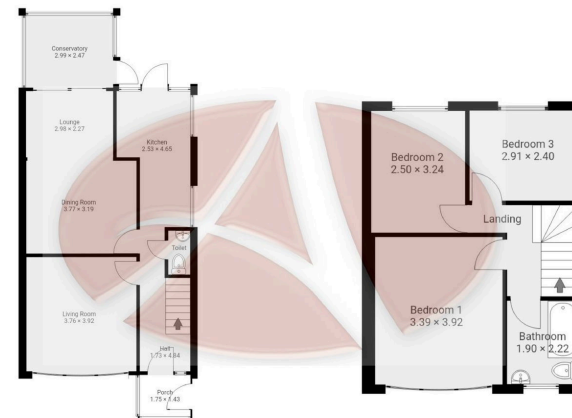
£270,000

3 2 2



- Semi Detached Family Home • Extended Accommodation
- Three Good Sized Bedrooms • Two Reception Rooms
- Downstairs WC • Beautifully Presented Throughout
- Enclosed Gardens, Driveway • Viewing A Must! And Garage
- EPC Rating- C • Council Tax Band- C





Ground Floor area 61.3m<sup>2</sup>

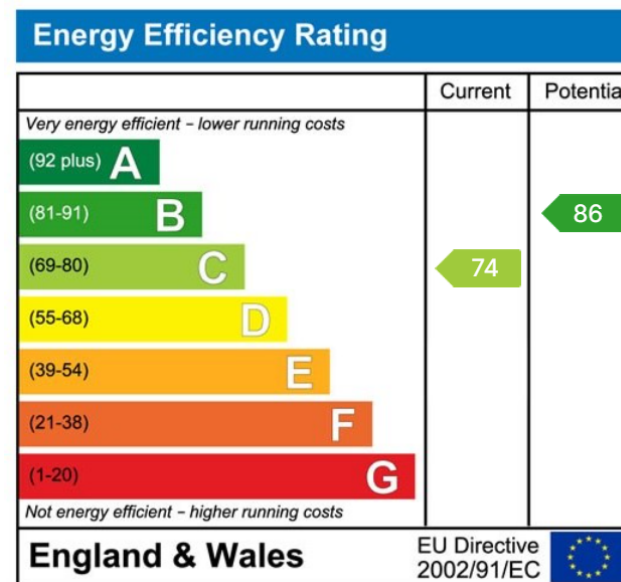
1stFloor area 37.9m<sup>2</sup>

54 Grosvenor Road, L31 5NN

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI DETACHED FAMILY HOME, TWO LARGE RECEPTION ROOMS, LARGE KITCHEN, DOWNSTAIRS WC, ENCLOSED GARDENS, OFF ROAD PARKING FOR A NUMBER OF CARS, GARAGE. BE QUICK!

This beautifully presented home is situated in the popular location of Grosvenor Road and is a credit to the current vendors who have lovingly renovated the property to offer fantastic accommodation ideal for family buyers. The accommodation comprises entrance porch, hallway, lounge, dining room, kitchen, conservatory and WC to the ground floor. To the first floor are three good sized bedrooms and the family bathroom. Externally there is a paved driveway to the front of the house offering off road parking for a number of cars and gated side access leading to the side shared driveway which gives access to the garage. The main gardens of the property lie to the rear and are fully enclosed.



**Alastair Saville Estate Agents**  
 25 Central Square • Maghull • Liverpool • L31 0AE  
 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG  
 Tel: 0151 520 0001 • Website: www.alastairsaville.com  
 Email: sales@alastairsaville.com • lettings@alastairsaville.com

