



74 Grosvenor Road, Liverpool, L31 5NW

£1,350 Per Month

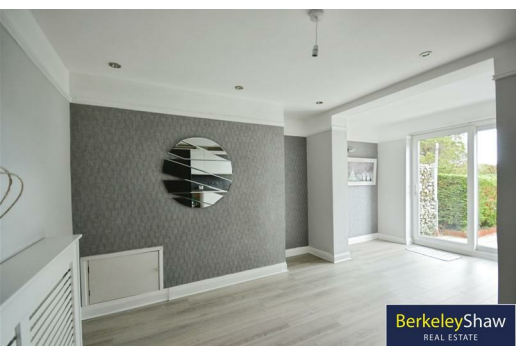
To let – a three-bedroom semi-detached house located in the popular residential area of Maghull.

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.

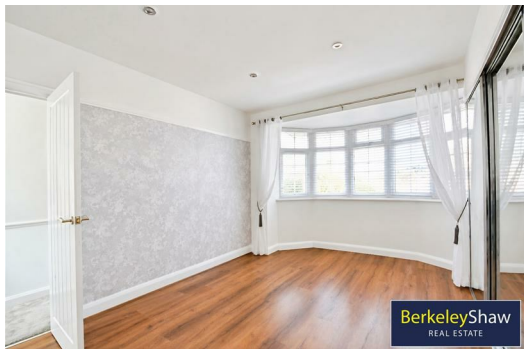
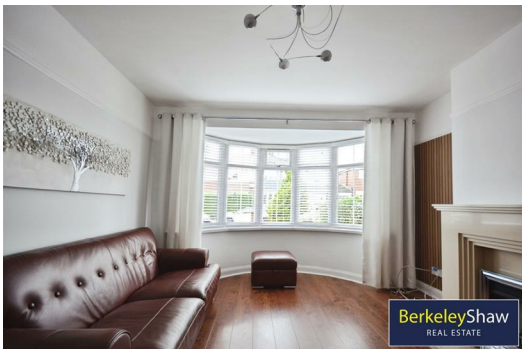
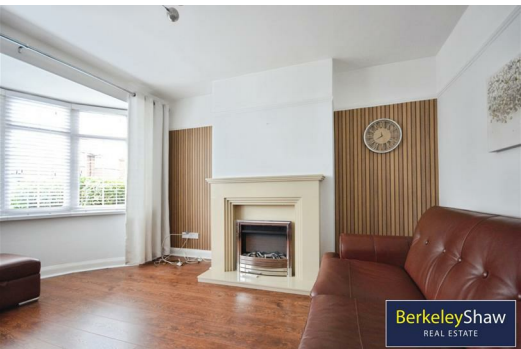
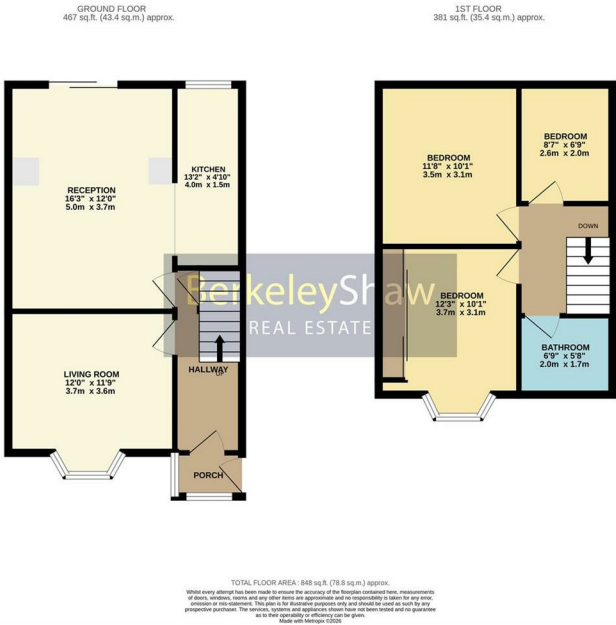
Upstairs are three bedrooms, all with hard flooring and neutral décor, giving a clean, practical finish ready for a tenant's own furnishings. Outside, the house benefits from a lawned front garden with driveway, and an enclosed rear garden with paved patio and lawn, offering useful outdoor space.

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		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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