



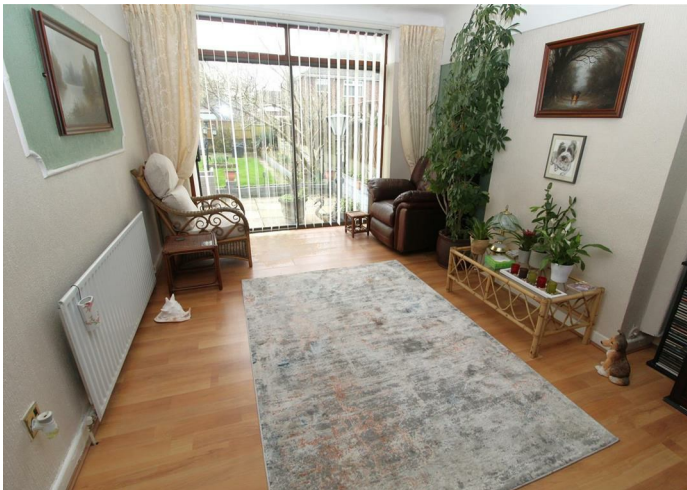
Grosvenor Waterford
ESTATE AGENTS LIMITED

Wellfield Avenue, Liverpool, L32 9QY



Grosvenor Waterford are delighted to offer for Sale this extended four bedroom semi detached in the popular area of Southdene, opposite Webster Park and just a short walk to local amenities and transport links. The spacious accommodation briefly comprises; entrance porch, hall, lounge, dining room, kitchen, morning room, utility area and fourth bedroom with separate downstairs w.c.. To the first floor and three further bedrooms and a large family bathroom. Outside there is a walled front with double gated entrance to off road parking and a good sized south facing rear garden. The property also benefits from some uPVC double glazing and gas central heating. A perfect sized family home - early viewing recommended.

£195,000



Entrance Porch 5'6" x 6'3" (1.70m x 1.92m)

double glazed sliding doors, laminate flooring, double glazed window to side aspect

Hall

front door, laminate flooring, radiator, understairs cupboard, stairs to first floor

Lounge 15'9" x 12'2" (4.81m x 3.73m)



double glazed bay window to front aspect, gas fire in feature surround, radiator, laminate flooring, open to dining room

Dining Room 13'8" x 10'11" (4.19m x 3.34m)

double glazed patio doors to rear garden, radiator, laminate flooring

Kitchen 9'4" x 7'9" (2.87m x 2.37m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob, space for fridge freezer, tiled floor and walls, uPVC double glazed window to rear aspect

Morning Room 8'8" x 7'10" (2.66m x 2.40m)



uPVC double glazed windows to side and rear aspect, tiled floor and part tiled walls, radiator, uPVC door to rear garden

Utility 3'10" 7'10" (1.18m 2.40m)

uPVC double glazed window to side aspect, plumbing for washing machine, tiled floor and part tiled walls

W.C. 3'10" x 4'5" (1.18m x 1.37m)

uPVC double glazed window to side aspect, low level w.c. and wash hand basin, laminate flooring, part tiled walls

Bedroom 4 11'10" x 7'7" (3.62m x 2.32m)



double glazed window to front aspect, radiator

First Floor

Landing

double glazed window to side aspect

Bedroom 1 15'11" x 12'1" (into wardrobes) (4.86m x 3.70m (into wardrobes))



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

Bedroom 2 13'8" x 9'1" (+wardrobes) (4.17m x 2.77m (+wardrobes))



double glazed window to rear aspect, radiator, fitted wardrobes, built in wardrobes, laminate flooring

Bedroom 3 7'7" x 6'10" (2.32m x 2.09m)

double glazed window to front aspect, radiator, laminate flooring

Family Bathroom 9'7" (max) x 7'8" (max) (2.93m (max) x 2.35m (max))



white suite comprising; panelled bath, separate shower

cubicle with electric shower, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

Outside

Rear Garden

large south facing rear garden with patio area and lawn with established planting, shed, gated access to front

Front Garden

walled front with double gated access to paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : A
Local Authority : Knowsley

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.

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	



