

Navigation Close, Netherton, Bootle, L30 7RJ

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached property in a quiet cul de sac, just off Copy Lane.. The accommodation briefly comprises; entrance porch, lounge, dining kitchen and conservatory. To the first floor are three bedrooms and a family bathroom. Outside there is a private rear garden and open plan front providing ample off road parking. The property also benefits from uPVC double glazing and gas central heating. An ideal family home - well worth a viewing.

£184,950







Porch

uPVC front door, lamiante flooring

Downstairs W.C.

low level w.c. and wash hand basin, tiled floor, part tiled walls

Lounge



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, laminate flooring, under stairs cupboard, stairs to first floor

Dining Kitchen



fitted kitchen with a range of base and wall cabinets with uPVC double glazed conservatory with french doors to rear complementary worktops, integrated oven and gas hob with garden, tiled flooring extractor over, integrated dishwasher, space for fridge freezer, plumbing for washing machine, radiator, tiled First Floor flooring, uPVC double glazed window to rear aspect, patio doors to conservatory

Conservatory



Landing

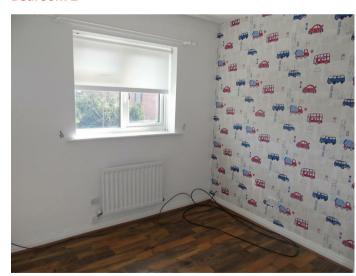
storage cupboard, loft access

Bedroom 1



uPVC double glazed window to front aspect, radiator, built in uPVC double glazed window to rear aspect, radiator cupboard, laminate flooring

Bedroom 2



uPVC double glazed window to rear aspect, radiator

Bedroom 3



Family Bathroom



white suite comprising; panelled bath, low level w.c. and wash hand basin, radiator, laminate flooring, tiled walls, uPVC double glazed window to rear aspect

Outside

Rear Garden

enclosed rear garden

Front Garden

driveway for off road parking

Additional Information

Tenure: Freehold Council Tax Band: C Local Authority: Sefton

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.

