



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, laminate 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 complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher, space for fridge freezer, plumbing for washing machine, radiator, tiled flooring, uPVC double glazed window to rear aspect, patio doors to conservatory

### Conservatory



uPVC double glazed conservatory with french doors to rear garden, tiled flooring

### First Floor

### Landing

storage cupboard, loft access

**Bedroom 1**



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

**Bedroom 3**



uPVC double glazed window to rear aspect, radiator

**Bedroom 2**



uPVC double glazed window to rear aspect, radiator

**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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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