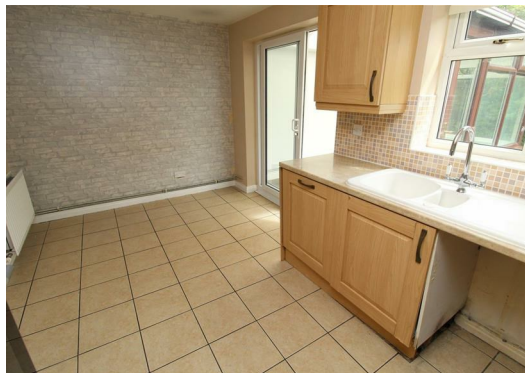




Navigation Close, Netherton, Bootle, L30 7RJ £179,950

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 hall, lounge, dining kitchen, downstairs w.c. 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, offered with no ongoing chain - well worth a viewing.



Entrance Hall

uPVC front door, laminate flooring, radiator

Downstairs W.C.

low level w.c. and wash hand basin, tiled floor and splashbacks, radiator

Lounge

15'5" (max) x 12'1" (+stairs) (4.70m (max) x 3.70m (+stairs))
uPVC double glazed window to front aspect, electric fire in feature surround, two radiators, laminate flooring, under stairs cupboard, stairs to first floor

Dining Kitchen

8'7" x 15'2" (2.64m x 4.63m)
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 and splashbacks, uPVC double glazed window to rear aspect, patio doors to conservatory

Conservatory

10'2" x 7'1" (3.12m x 2.17m)
uPVC double glazed conservatory with french doors to rear garden, laminate flooring, radiator

First Floor

Landing

storage cupboard, loft access

Bedroom 1

11'10" (max) x 15'2" (max) (3.63m (max) x 4.63m (max))
two uPVC double glazed window to front aspect, radiator, built in cupboard, laminate flooring, fitted wardrobes

Bedroom 2

7'11" x 8'5" (2.43m x 2.58m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3

8'11" x 6'4" (2.74m x 1.95m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom

5'6" x 6'1" (1.69m x 1.87m)
white suite comprising; panelled bath, low level w.c. and wash hand basin, white heated towel rail tiled flooring and walls, uPVC double glazed window to side aspect

Outside

Rear Garden

enclosed rear garden with patio, lawn with established borders, shed and gated access to front

Front Garden

lawn with established borders, tarmac 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.

