



Marina Crescent, Netherton, L30 1RS

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a very large rear garden and walled front with open access to lawn and paved driveway. The property also benefits from double glazing and gas central heating. A perfect family home - early viewing recommended.

£189,500



### Entrance Hall

front door, radiator, vinyl flooring, stairs to first floor, understairs cupboards

### Living Room 19'7" x 10'5" (5.99m x 3.20m)



double glazed window to front aspect, electric fire in feature surround, radiator, double glazed patio doors to rear garden

### Dining Kitchen 18'4" x 7'8" (5.61m x 2.35m)



fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, electric oven, space for fridge freezer, plumbing for washing machine, vinyl flooring, radiator, uPVC double glazed window to rear aspect, uPVC door to rear garden

### First Floor

#### Landing

built in cupboard, access to loft space

### Bedroom 1 9'7" x 10'6" (2.94m x 3.22m)



double glazed window to front aspect, radiator

### Bedroom 2 9'10" x 10'8" (3.00m x 3.26m)



double glazed window to rear aspect, radiator

### Bedroom 3 8'4" x 7'9" (2.56m x 2.38m)



double glazed window to rear aspect, radiator

### Family Bathroom 4'7" x 7'8" (1.40m x 2.35m)



white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled walls, double glazed frosted window to front aspect

### Outside

### Rear Garden



fabulous sized rear garden with patio area, shed, large lawn with established borders and further sectioned off area with greenhouse and shed

### Front Garden

walled front with open access to lawned area and paved driveway, gated access to rear garden

### Additional Information

Tenure : Freehold  
Council Tax Band : B  
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) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 57                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 78        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 54                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



