



Netherton Grange, Old Roan, Liverpool, L30 8RF £295,000

Grosvenor Waterford offer for Sale this truly stunning three bedroom semi detached house that has been extended and improved to an exceptionally high standard with quality fixtures and fittings throughout and an impeccable attention to detail. The beautifully presented accommodation briefly comprises; entrance hall and open plan living with a lounge, stylish kitchen with centre island and breakfast bar and dining/family room, utility room and part garage for storage only. To the first floor there are three bedrooms and a contemporary bathroom. Outside there is a large south facing rear garden with the Leeds Liverpool Canal directly behind and front garden with off road parking. The property also benefits from uPVC double glazing, new roof and gas central heating. This delightful property is a perfect spacious and family home - early viewing recommended.



Entrance Hall

composite front door, radiator, tiled floor, stairs to first floor with glass panelling, understairs storage, uPVC double glazed window to front aspect

Through Lounge

21'6" x 10'9" (6.56m x 3.28m)

uPVC double glazed window to front aspect, radiator, tiled flooring, open to family/dining room

Kitchen Area

8'5" x 16'1" (2.58m x 4.92m)

fabulous quality fitted kitchen with a range of base and wall cabinets with complementary worktops and centre island with breakfast bar, integrated double oven and induction hob, space for american style fridge freezer, tiled floor and splashbacks, radiator, skylight, open to dining area and family room

Family Room/Dining Room

8'7" x 25'2" (2.63m x 7.68m)

continuation of the kitchen cabinets and double glazed b-fold doors to the south facing rear garden, tiled floor, radiator, three skylights

Utility Room

9'0" x 7'9" (2.76m x 2.38m)

plumbing for washing machine and space for tumble dryer, boiler, tiled floor, skylight. door to garage

Garage (Storage Only)

up and over door, power and light

First Floor

Landing

uPVC double glazed window to side aspect

Bedroom 1

12'0" x 11'6" (3.67m x 3.52m)

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

Bedroom 2

9'9" x 10'9" (2.98m x 3.28m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'0" x 8'0" (2.46m x 2.44m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom

fabulous fitted bathroom with white suite comprising; panelled shower bath with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden

large rear garden which is private and not overlooked

Front Garden

open plan front with ample 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.



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			