



Charlock Close, Netherton, Bootle, L30 7RX

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this immaculately presented and improved three bedroom semi detached house situated on this most popular estate, with the Leeds Liverpool canal behind and convenient for all local amenities. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, dining room, conservatory and stylish fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a lovely private south facing rear garden, which is not overlooked and an open plan front garden with off road parking leading to a garage. The property also benefits from uPVC double glazing and gas central heating. A beautiful family home that should be viewed quickly to avoid disappointment.

£195,000



Entrance Hall

front door, radiator, laminate flooring, stairs to first floor

Downstairs W.C.

low level w.c. and wash hand basin, radiator, uPVC double glazed window to front aspect

Lounge 14'9" x 12'7" (4.52m x 3.84m)



uPVC double glazed window to front aspect, radiator, laminate flooring, double doors to dining room

Dining Room 10'5" x 8'1" (3.20m x 2.47m)



uPVC double glazed french doors to conservatory, radiator, laminate flooring, built in cupboard

Kitchen 10'5" x 7'4" (3.19m x 2.24m)



modern fitted kitchen with a range of grey high gloss base and wall

cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to rear aspect

Conservatory 12'8" x 8'10" (3.88m x 2.70m)



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

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space

- 3 Bedroom Semi Detached
- Gas Central Heating
- Cul dr Sac location

- EPC Rating D
- uPVC Double Glazing
- South Facing Private Rear Garden

- Conservatory
- Garage

Bedroom 1 11'10" x 8'1" (3.63m x 2.47m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 13'5" x 9'1" (+doorway) (4.10m x 2.78m (+doorway))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'7" (+doorway) x 7'5" (2.32m (+doorway) x 2.27m)



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

Family Bathroom 6'6" x 6'4" (2.00m x 1.95m)



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

Outside

South Facing Rear Garden

private rear garden with patio, lawn and established borders

Front Garden

open plan front with gravelled area and block paved driveway leading to garage

Garage

up and over door, door to rear garden

Additional Information

Tenure :
Council Tax Band :
Local Authority :

Agents Note

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