



The Carters, Netherton, Bootle, L30 7QW

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this spacious three bedroom semi detached house enjoying a good sized plot at the end of a small cul de sac on a popular private residential estate, just off the Northern Perimeter Road. The accommodation briefly comprises; entrance porch, lounge and dining kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a private rear garden and open plan front garden with lawn and recently laid tarmac driveway that leads to the attached garage. The property benefits from uPVC double glazing and gas central heating. With plenty of room to extend this ideal family home is well worth a viewing.

£190,000



Entrance Porch



uPVC double glazed front door and windows, laminate flooring

Lounge 15'10" x 14'2" (4.84m x 4.32m)

uPVC double glazed window to front aspect, electric fire in feature surround, radiator, laminate flooring, under stairs cupboard, stairs to first floor

Dining Kitchen 8'7" x 14'2" (2.62m x 4.32m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer and tumble dryer, tiled floor, under cabinet kitchen lighting, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1 14'0" x 7'10" (4.28m x 2.40m)

uPVC double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2 10'4" x 7'10" (3.17m x 2.40m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3 10'2" x 6'1" (3.10m x 1.86m)

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

Family Bathroom 5'9" x 6'0" (1.77m x 1.84m)



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

Outside

Rear Garden



good sized private rear garden which has been paved for easy maintenance, gated access to front

Attached Garage

up and over door, power and light, door and glazed window to rear aspect

Front Garden

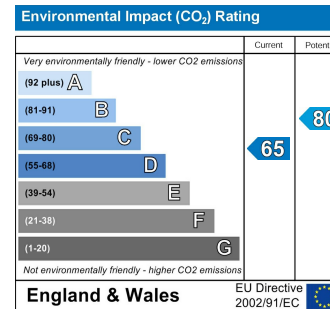
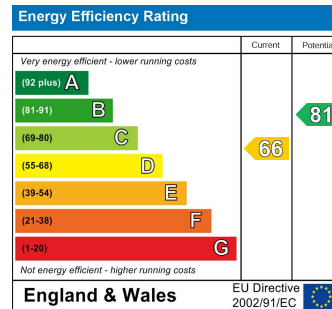
open plan front with lawn and recently laid tarmac driveway leading to the attached garage

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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