



## Sherborne Avenue, Netherton, Bootle, L30 5RE £130,000

Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated in a cul de sac close to the Marian Square shopping centre and Netherton Activity Centre. The spacious accommodation briefly comprises; entrance hall/utility area, through lounge and kitchen. To the first floor there are three bedrooms and a shower room with separate w.c.. Outside there is a walled front and good sized rear garden. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. A viewing is recommended for this ideal family home.





### Utility Area

11'6" x 5'10" (max) + hallway (3.51m x 1.78m (max) + hallway)  
uPVC front door and glazed windows, radiator, laminate flooring, built in storage cupboards, stairs to first floor

### Through Lounge

23'7" x 10'10" (max) (7.20m x 3.31m (max))  
uPVC double glazed windows to front and rear aspects, electric fire in feature surround, two radiators

### Kitchen

11'5" x 7'8" (3.50m x 2.35m)  
fitted kitchen with a range of base and wall cabinets with complementary worktops, tiled floor, uPVC double glazed patio doors to rear garden

### First Floor

#### Landing

built in cupboard

#### Bedroom 1

11'10" x 9'6" (3.63m x 2.92m)  
uPVC double glazed window to front aspect, radiator, built in cupboard

#### Bedroom 2

11'6" (max) x 11'2" (max) (3.51m (max) x 3.41m (max))  
uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

11'9" x 5'11" (3.60m x 1.81m)  
uPVC double glazed window to front aspect, radiator

#### Shower Room

5'5" x 4'9" (1.66m x 1.45m)  
walk in shower cubicle with mains shower, wash hand basin, radiator, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

#### Separate W.C.

5'5" x 2'7" (1.66m x 0.80m)  
low level w.c., inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

### Outside

#### Rear Garden

pleasant rear garden with patio area, lawn and established borders

#### Front Garden

walled front with gated access to block paved area

### Additional Information

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

### Agents Note

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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).

