



Sherborne Avenue, Netherton, Bootle, L30 5RF £120,000

Grosvenor Waterford are delighted to offer for sale this three bedroom end terraced house, occupying a large plot, close to the Marian Square shopping centre. The spacious accommodation briefly comprises; entrance hall, through lounge/dining room, breakfast kitchen and large store area (which could be knocked through to the kitchen). To the first floor there are three good sized bedrooms and a bathroom with separate w.c. Outside there is an enclosed rear garden and very large walled front garden. The property also benefits from uPVC double glazing and gas central heating (Ideal boiler). Offered with no ongoing chain this lovely property offers potential to be a fabulous first home or investment - viewing recommended.



Entrance Hall

uPVC double glazed door and window to front aspect, stairs to first floor

Through Lounge/Dining Room

16'2" x 10'4" (4.95m x 3.16m)

uPVC double glazed windows to front and rear aspects, two radiators, feature fireplace

Breakfast Kitchen

16'2" x 9'5" (max) (4.95m x 2.88m (max))

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, radiator, pantry cupboard, understairs cupboards, uPVC double glazed windows to front and rear aspects

Store

16'2" x 5'3" (max) (4.95m x 1.61m (max))

uPVC double glazed window and door to front aspect, uPVC door to rear garden

First Floor

Landing

uPVC double glazed window to rear aspect, built in cupboard (housing Ideal boiler), access to loft space

Bedroom 1

8'11" x 13'0" (2.74m x 3.98m)

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

Bedroom 2

10'4" x 10'5" (3.16m x 3.19m)

uPVC double glazed window to front aspect, radiator

Bedroom 3

6'11" x 10'0" (2.12m x 3.06m)

uPVC double glazed window to rear aspect, radiator

Bathroom

white suite with panelled bath and wash hand basin, part tiled walls, uPVC double glazed frosted window to rear aspect

Separate W.C.

low level w.c., uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

block paved rear with borders and shed

Front Garden

large walled front garden extending around the side with block paved area and lawn

Additional Information

Tenure : Freehold

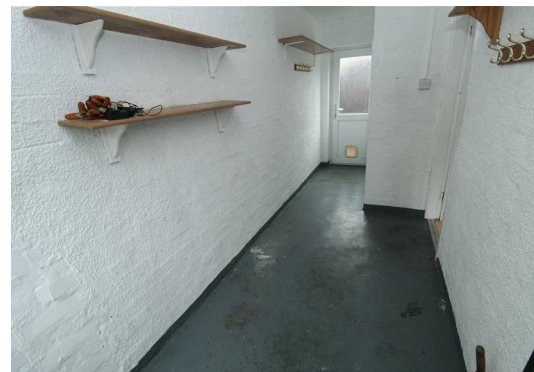
Council Tax Band : A

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			83
(69-80) C		68	
(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			81
(69-80) C		65	
(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	