



Grosvenor Waterford
ESTATE AGENTS LIMITED

Knowsley Road, Bootle, L20 5DQ



Grosvenor Waterford are delighted to present to the market for Sale this beautiful four bedroom terraced family home. The substantial accommodation briefly comprises; vestibule, hall, downstairs w.c., lounge, dining room and breakfast kitchen. Stairs lead to the first floor where a split level landing gives access to three bedrooms and a newly fitted family bathroom. Further stairs lead to the second floor and fourth bedroom. Outside there is a private south facing walled courtyard and walled front with wrought iron railings and gate. The property also benefits from double glazing and gas central heating with an annually serviced Worcester boiler. A very desirable family home that must be viewed to fully appreciate the accommodation on offer.

£175,000



Vestibule

composite front door, karndean flooring

Hall

glazed door, radiator, karndean flooring, stairs to first floor

Lounge 14'2" (into bay) x 11'8" (4.34m (into bay) x 3.57m)



double glazed bay windows to front aspect, gas fire in modern surround, radiator, open to dining room

Dining Room 11'6" x 10'4" (3.51m x 3.17m)



double glazed window to rear aspect, radiator

Breakfast Kitchen 18'4" (max) x 10'1" (5.59m (max) x 3.08m)



fabulous fitted kitchen with a good range of base, wall and

larder cabinets with complementary worktops and breakfast bar, integrated eye level oven and gas hob with extractor over, integrated fridge freezer, plumbing for washing machine and dishwasher, karndean flooring, tiled splashbacks, vertical radiator, uPVC double glazed windows to side and rear aspects, composite door to rear garden

Downstairs W.C..

wash hand basin and low level w.c., karndean flooring

First Floor

Split Level Landing

stairs to second floor, skylight

Bedroom 1 14'2" (max) x 9'9" (+wardrobes) (4.34m (max) x 2.99m (+wardrobes))



three double glazed windows to front aspect, radiator, wall to wall fitted mirrored wardrobes

- Large 4 Bedroom Terrace
- Gas Central Heating
- Newly Fitted Bathroom

- EPC Rating E
- South Facing Rear Courtyard

- Double Glazing
- Spacious Kitchen./Breakfast Room

Bedroom 2 11'6" x 10'4" (3.52m x 3.15m)



double glazed window to rear aspect, radiator

Bedroom 3 13'5" (into doorway) x 10'7" (4.11m (into doorway) x 3.24m)

uPVC double glazed window to rear aspect, radiator, built in cupboard (housing Worcester boiler)

Family Bathroom 7'3" x 7'6" (2.21m x 2.30m)



modern white suite with shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel radiator, inset ceiling spotlights, double glazed window to side aspect

Second Floor

Bedroom 4 11'0" x 10'7" (3.37m x 3.24m)



double glazed window to rear aspect, radiator

Outside

Rear Courtyard



lovely walled courtyard which is not overlooked, backing on to North Park

Front

walled walled with wrought iron railings and gate

Additional Information

Tenure :
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		
(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		



