



Beech Grove, Netherton, Bootle, L30 1SA £180,000

Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house enjoying a very large corner plot, in a cul de sac, within walking distance of Aintree Station. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, morning room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there a south to south-west facing rear garden and tarmac front that leads to a detached garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. An ideal family home for those looking for a property with a large plot and therefore the opportunity to improve and extend further.



Entrance Hall

uPVC front door and double glazed window, radiator, built in cupboards, stairs to first floor

Lounge

20'0" x 10'9" (6.11m x 3.29m)

uPVC double glazed window to front aspect, gas fire in feature surround, radiator, double doors to dining room

Dining Room

10'1" x 9'7" (3.08m x 2.94m)

uPVC double glazed french doors with side panels to rear garden, radiator

Morning Room

9'7" x 7'9" (2.93m x 2.38m)

uPVC double glazed window to side aspect, built in cupboard, radiator, open to kitchen

Kitchen

10'1" x 8'11" (3.08m x 2.72m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing or washing machine, space for fridge freezer, tiled splashbacks, uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing

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

Bedroom 1

10'2" x 10'11" (3.10m x 3.34m)

uPVC double glazed window to front aspect, radiator

Bedroom 2

9'6" x 10'10" (2.92m x 3.31m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'5" x 7'10" (2.59m x 2.39m)

uPVC double glazed window to rear aspect, radiator

Family Bathroom

4'5" x 7'6" (1.36m x 2.30m)

modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

large rear garden with patio, timber deck, lawn and mature planting

Front Garden

open access to tarmac driveway leading to a detached garage

Detached Garage

23'6" x 10'9" (7.18m x 3.30m)

up and over door, uPVC double glazed window and door to side aspect, power and light

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

Agents Note

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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		