



Watts Close, Northwood, Kirkby, L33 9UA

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this absolutely stunning four bedroom family home, located in the Northwood area of Kirkby and within walking distance of the town centre. The spacious accommodation has been fabulously renovated and modernised by the current owners and briefly comprises; entrance hall, lounge, dining room, kitchen and utility room, with four bedrooms, bathroom and separate w.c. upstairs. Outside there is a good sized south facing rear garden and paved front with composite fence panels. The property also benefits from gas central heating with underfloor heating in the bathroom and uPVC double glazing. A modern and large family home - early viewing is a must.

£160,000



### Entrance Hall

composite front door, radiator, tiled floor, built in cupboard, stairs to first floor, uPVC double glazed window to front aspect

### Lounge 10'8" x 17'6" (3.27m x 5.34m)



uPVC double glazed window to rear aspect, electric fire in feature surround, radiator, tiled floor

### Dining Room 8'7" x 10'11" (2.63m x 3.33m)



uPVC double glazed window to front aspect, radiator, tiled floor

### Kitchen 13'10" (max) x 10'4" (4.22m (max) x 3.16m)



fabulous fitted kitchen with a range of grey high gloss base and wall

cabinets with complementary worktops and splashbacks, integrated Zanussi double oven/microwave and induction hob, integrated Bosch dishwasher, space for american style fridge freezer, radiator, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, composite door to rear garden

### Utility Room

plumbing for washing machine, space for tumble dryer, laminate flooring, inset ceiling spotlights, uPVC double glazed window to front aspect

### First Floor

#### Landing

turned staircase with glass panelled balustrade, two built in cupboards, access to loft space, uPVC double glazed window to front aspect

### Bedroom 1 11'1" x 9'10", 36'1" (+wardrobes) (3.38m x 3.11m (+wardrobes))



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

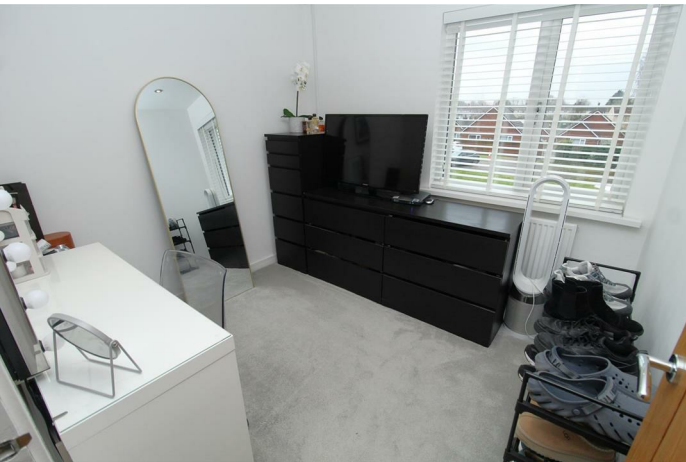


Bedroom 2



uPVC double glazed window to front aspect, radiator

Bedroom 3 8'0" x 8'10" (2.46m x 2.70m)



uPVC double glazed window to rear aspect, radiator

Bedroom 4 11'0" x 6'5" (3.36m x 1.97m)



uPVC double glazed window to rear aspect, radiator, laminate flooring

Bathroom 5'6" x 5'1" (1.68m x 1.56m)



modern white suite comprising; panelled bath with shower mixer tap and wash hand basin in vanity cabinet, tiled floor and walls with underfloor heating, uPVC double glazed frosted window to front aspect

Separate W.C.

low level w.c., tiled floor, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden

good sized rear garden which is not overlooked with two patios, artificial grass and raised railway sleeper borders, shed

Front Garden

paved front with composite fence panels and gate

Additional Information

Tenure : Leasehold  
Council Tax Band : A  
Local Authority : Knowsley

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](http://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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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