





Grosvenor Waterford are absolutely delighted to offer for sale this stunning and extended three bedroom semi detached character property, situated in a most sought after location off Garden Lane, ideal for train and motorway connections and local schools, hospital and shops. The spacious and modern accommodation briefly comprises; entrance porch, hall lounge, fabulous kitchen/family room and downstairs w.c., with three double bedrooms and bathroom to the first floor. Outside there is a south facing landscaped rear garden and walled front drive with separate wrought iron gated pedestrian and vehicular access. The property has been completely renovated and extended by the current owners with all walls having been re-plastered, new gas central heating and boiler, new gutters, fascias and soffits, new dampcourse and electrical re-wire, new uPVC double glazed windows, external k-render and new floorings, kitchen and bathroom. A wonderful family home - early viewing advised.

**Offers over £279,995**



### Entrance Porch

uPVC double glazed front door, tiled floor

### Hall

composite front door, radiator, laminate floor, understairs cupboard, turned staircase to first floor

### Lounge 14'5" x 12'7" (4.40m x 3.86m)



uPVC double glazed square bay window to front aspect, uPVC double glazed window to side aspect, electric fire in feature surround, radiator, laminate flooring

### Kitchen / Family Room 29'9" (max) x 19'5" (max) (9.09m (max) x 5.93m (max))



fabulous open plan kitchen and family/entertaining room with a range of base, wall and pull out larder cabinets with complementary worktops and island breakfast bar, integrated eye level double oven, coffee machine and microwave, integrated induction hob with extractor over, space for american style fridge freezer, plumbing for washing machine and dishwasher, hole in the wall electric glass fronted fire, two radiators, laminate flooring, inset ceiling spotlights, uPVC double glazed window to side aspect, uPVC double glazed french doors to rear garden with full height glazed side panels, velux skylight

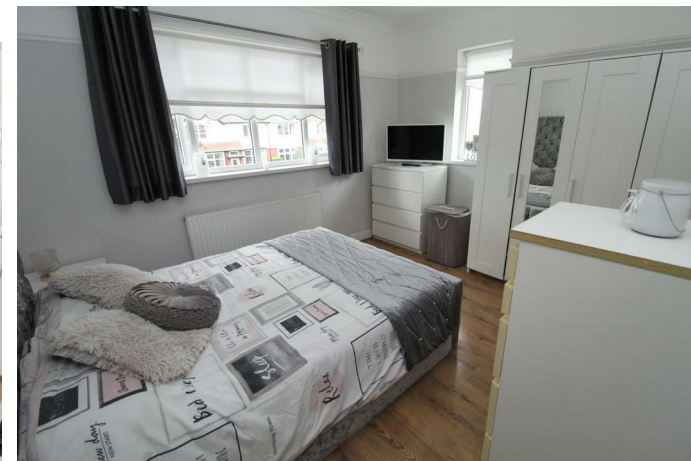
### Downstairs W.C. 3'10" x 3'6" (1.18m x 1.07m)

uPVC double glazed window to side aspect, low level w.c. and wash hand basin, chrome heated towel rail, tiled flooring

### Landing

uPVC double glazed window to front aspect

### Bedroom 1 11'6" x 12'7" (3.52m x 3.86m)



uPVC double glazed windows to front and side aspects, radiator, laminate flooring

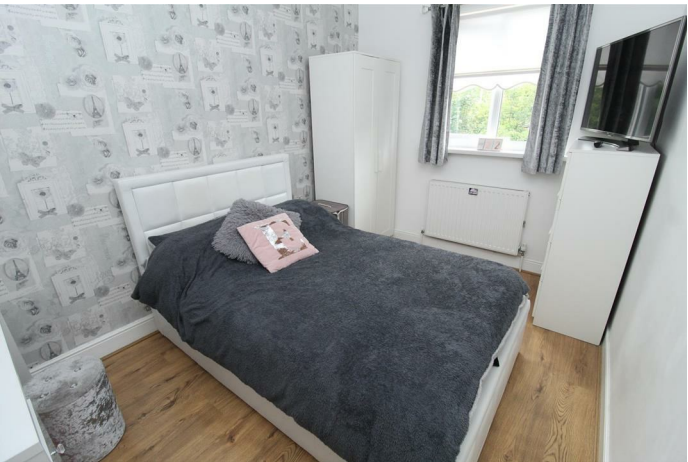


**Bedroom 2 11'11" x 10'9" (3.64m x 3.28m)**



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

**Bedroom 3 11'11" x 8'6" (3.64m x 2.60m)**



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

**Family Bathroom 7'7" x 8'0" (max) (2.33m x 2.46m (max))**



fabulous bathroom with freestanding bath and separate walk in shower, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, inset ceiling spotlights, chrome heated towel rail, two uPVC double glazed windows to side aspect

**Outside**

**South Facing Rear Garden**



fabulous rear garden with new fence panels, timer deck, patio and lawn, gated access to front

**Front Garden**

walled front with wrought iron pedestrian gate and bi-folding wrought iron gates giving access to off road parking

**Additional Information**

Tenure : Freehold  
Council Tax Band : D  
Local Authority : Liverpool

**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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		
England & Wales		EU Directive 2002/91/EC







