



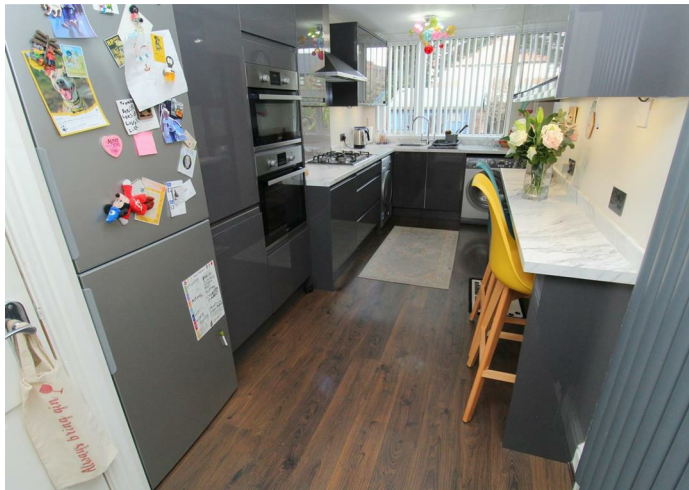
Marina Crescent, Netherton, Bootle, L30 1RL

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended and stunning three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. The modern accommodation briefly comprises; entrance hall, living room, extended kitchen and orangery. To the first floor there are three bedrooms and a four piece family bathroom. Outside there is a good sized rear garden and walled front with open access to paved driveway. The property also benefits from uPVC double glazing and gas central heating. A beautiful and spacious family home - early viewing recommended.

£198,000



Entrance Hall

composite front door, radiator, laminate flooring, stairs to first floor, uPVC double glazed window to front aspect

Living Room 19'8" x 10'7" (6.00m x 3.25m)



uPVC double glazed window to front aspect, feature fireplace, radiator, laminate flooring, full width opening doors to orangery

Orangery 13'0" x 9'8" (3.97m x 2.95m)



uPVC double glazed window and french doors to rear garden with solid roof, laminate flooring

Extended Kitchen 18'2" x 7'1" (5.56m x 2.17m)



fabulous fitted kitchen with a range of base and wall cabinets with

complementary worktops and breakfast bar, integrated Zanussi appliances (eye level oven and microwave, gas hob with extractor over and dishwasher), plumbing for washing machine, space for fridge freezer and tumble dryer, vertical radiator, built in cupboard, laminate flooring, vertical radiator, uPVC double glazed window to rear aspect

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space, laminate flooring

Bedroom 19'8" x 10'8" (2.96m x 3.26m)



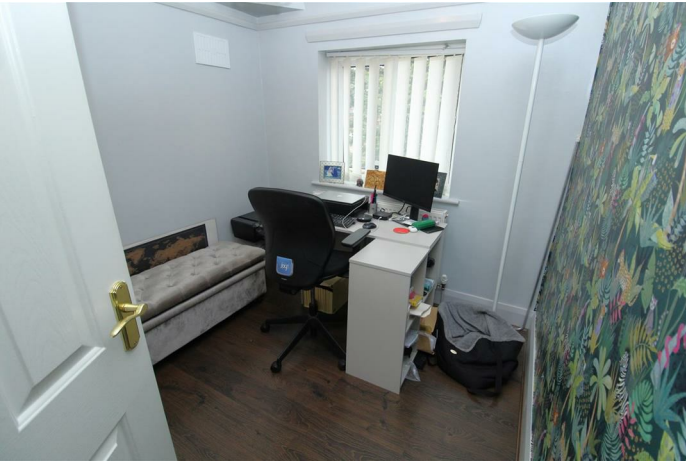
uPVC double glazed window to front aspect, radiator, laminate flooring

Bedroom 2 9'10" x 8'10" (+wardrobes) (3.00m x 2.70m (+wardrobes))



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

Bedroom 3 8'7" x 7'9" (2.63m x 2.37m)



uPVC double glazed window to radiator aspect, radiator, laminate flooring, fitted wardrobes

Family Bathroom 6'10" x 7'9" (2.10m x 2.37m)



modern bathroom with white suite comprising; freestanding bath, separate shower cubicle with mains shower, low level w.c. and wash hand basin in vanity cabinet, vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



good sized rear garden with patio, lawn and established borders, alleyway down side of property with gated access to front

Front Garden

open front with full width paved driveway

Additional Information

Tenure : Freehold
Council Tax Band : B
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		



