



Quernmore Walk, Northwood, Kirkby, L33 6UT

£120,000

Grosvenor Waterford are delighted to offer for sale this spacious three bedroom family home, located in the Northwood area of Kirkby and within walking distance of the town centre. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen with three bedrooms, bathroom and separate w.c. upstairs. Outside there is a good sized rear garden and paved front. The property also benefits from annually serviced gas central heating and uPVC double glazing. Offered with no ongoing chain and early viewing is advised to appreciate the size of the accommodation on offer.



Entrance Hall

uPVC front door, radiator, laminate flooring, storage cupboard, uPVC double glazed window to front aspect

Lounge

10'9" x 14'4" (3.29m x 4.39m)

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

Dining Room

8'9" x 8'0" (2.67m x 2.46m)

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

Kitchen

19'11" x 8'0" (6.09m x 2.46m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed doors to front and rear aspects

First Floor

Landing

uPVC double glazed window to front aspect, access to loft space

Bedroom 1

11'1" x 11'11" (3.40m x 3.64m)

uPVC double glazed window to rear aspect, radiator, two built in cupboards

Bedroom 2

11'1" x 10'9" (3.38m x 3.30m)

uPVC double glazed window to rear aspect, radiator

Bedroom 3

8'7" x 9'6" (max) (2.64m x 2.90m (max))

uPVC double glazed window to front aspect, radiator

Bathroom

5'8" x 5'4" (1.74m x 1.63m)

white suite comprising; panelled bath with electric shower over and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to front aspect

Separate W.C.

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

Outside

Rear Garden

good sized rear garden with patio and lawn

Front Garden

walled front with pedestrian gated access

Additional Information

Tenure : Leasehold

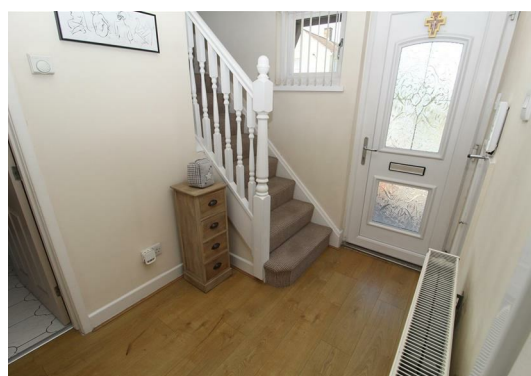
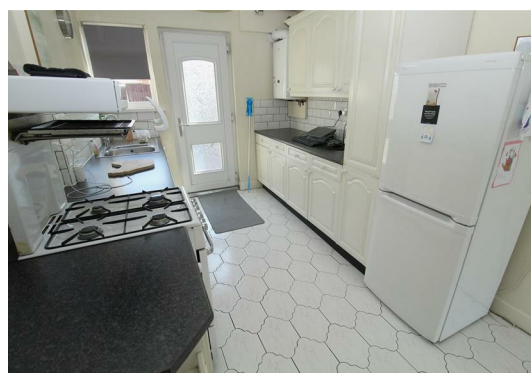
Council Tax Band : A

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-81) B		
(69-80) C		77
(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		90
(81-81) B		
(69-80) C		77
(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		