



Grosvenor Waterford
ESTATE AGENTS LIMITED

Grosvenor Close, Netherton, Bootle, L30 6YD



Grosvenor Waterford are pleased to offer for sale this executive three bedroom detached house, in a cul de sac location off Park Lane West. The beautiful accommodation briefly comprises; entrance hall, ground floor w.c., lounge, dining room and new fitted kitchen (Nov 24). To the first floor there are three bedrooms, the master enjoying ensuite and a family bathroom. Outside there is a good sized rear garden and walled front with access to block paved driveway that leads to an attached garage. The property also benefits from gas central heating and double glazing. A super family home in a great location - viewing highly recommended.

£265,000



Entrance Hall

uPVC front door, radiator, tiled flooring, understairs cupboard, stairs to first floor

Lounge 15'8" (into bay) x 12'9" (4.79m (into bay) x 3.91m)



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

Dining Room 9'4" x 9'3" (2.87m x 2.84m)



uPVC double glazed french doors to rear garden, radiator, parquet flooring

New Kitchen 9'5" x 9'9" (2.88m x 2.98m)



new kitchen fitted November 24 with a range of base and wall cabinets

with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge, plumbing for washing machine, radiator, tiled floor and splashbacks, Worcester boiler, uPVC double glazed window to rear aspect, door to garage

Downstairs W.C.

modern white suite comprising; low level w.c. and wash hand basin, tiled floor, circular uPVC double glazed window to front aspect

First Floor

Landing

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

Master Bedroom 13'0" (max) x 11'4" (3.97m (max) x 3.47m)



uPVC double glazed square bay window to front aspect, radiator, laminate flooring, door to ensuite

Ensuite



modern white suite comprising; shower cubicle with electric shower, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed window to side aspect

Bedroom 2 10'4" (max) x 12'9" (max) (3.16m (max) x 3.89m (max))



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'5" x 7'6" (2.57m x 2.29m)



uPVC double glazed window to front aspect, radiator

Family Bathroom 5'7" x 7'3" (1.72m x 2.21m)



modern white suite comprising; panelled bath, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio area, lawn and large summer house with power and light

Front Garden

walled front with open access to block paved driveway providing ample off road park and which leads to the attached garage

Attached Garage 17'3" x 8'2" (5.26m x 2.50m)

up and over door, power and light, double doors to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : D
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	81

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	77



