



**Grosvenor Waterford**  
ESTATE AGENTS LIMITED

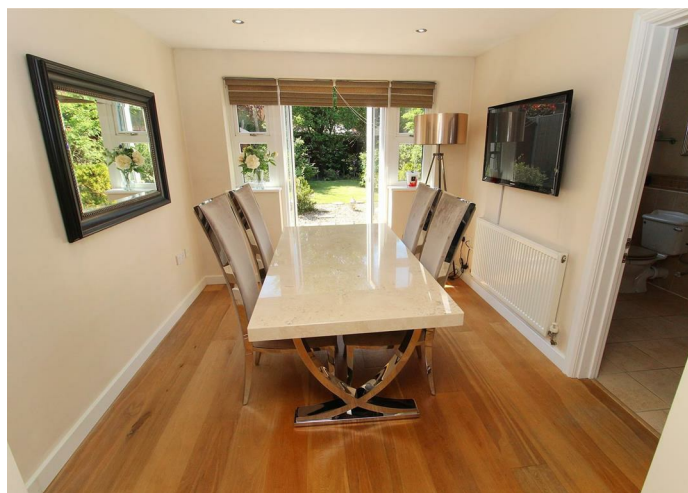
**Barberry Crescent, Netherton, L30 7RS**





Grosvenor Waterford are delighted to offer for sale this stunning and substantially extended four bedroom semi detached house situated on this most popular estate and convenient for all local amenities. The spacious accommodation briefly comprises; entrance hall, lounge, kitchen/breakfast room, dining room, downstairs shower room, utility room and study. To the first floor there are four bedrooms and a family bathroom. Outside there is a lovely enclosed west facing rear garden and an open plan front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating. A beautiful family home that should be viewed quickly to avoid disappointment.

£260,000





### Entrance Hall

front entrance door, radiator, solid oak flooring, stairs to first floor

### Lounge 13'4" x 12'7" (max) (4.08m x 3.84m (max))

uPVC double glazed window to front aspect, electric fire in feature surround, radiator, solid oak flooring, double doors to kitchen/breakfast room

### Kitchen/Breakfast Room 8'11" x 15'5" (2.74m x 4.71m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, fridge freezer, washing machine, tiled splashbacks, uPVC double glazed window to rear aspect, understairs cupboard, open to dining room, door to utility

### Dining Room 10'4" x 9'3" (3.17m x 2.84m)



uPVC double glazed french doors to rear garden, radiator, solid oak flooring, inset ceiling spotlights, door to shower room

### Shower Room 10'4" x 6'9" (3.17m x 2.07m)



modern downstairs shower room with shower cubicle with mains shower over, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to rear aspect

### Utility Room 6'6" x 6'11" (2.00m x 2.11m)

selection of base and wall cabinets with complementary worktops, radiator, solid oak flooring

### Study 10'4" x 6'5" (3.17m x 1.98m)

uPVC double glazed window to front aspect, radiator, solid oak flooring

### First Floor

#### Landing

built in cupboard, access to loft space

- Extended 4 Bed Semi Detached
- uPVC Double Glazing
- No Chain

- EPC Rating C
- Gas Central Heating

- Double & Single Storey Extensions
- West Facing Rear Garden

Bedroom 1 12'5" (max) x 9'1" (3.79m (max) x 2.79m)



uPVC double glazed window to rear aspect, radiator

Bedroom 2 10'0" x 9'7" (3.06m x 2.94m)



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Bedroom 3 6'11" x 8'8" (2.11m x 2.65m)

uPVC double glazed window to rear aspect, radiator, built in cupboard

Bedroom 4 18'0" x 6'6" (5.50m x 2.00m)



uPVC double glazed windows to front and rear aspects, radiator, inset ceiling spotlights

Bathroom 6'3" x 6'5" (1.93m x 1.98m)



modern white suite comprising; jacuzzi bath with mains shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized west facing rear garden with patio, lawn and landscaped mature borders

Front Garden

open plan front with lawn, gravelled area and tarmac driveway

Additional Information

Tenure : Freehold  
Council Tax Band : C  
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](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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		
England & Wales		
EU Directive 2002/91/EC		







