



**Marina Crescent, Netherton, Bootle, L30 1RL**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED

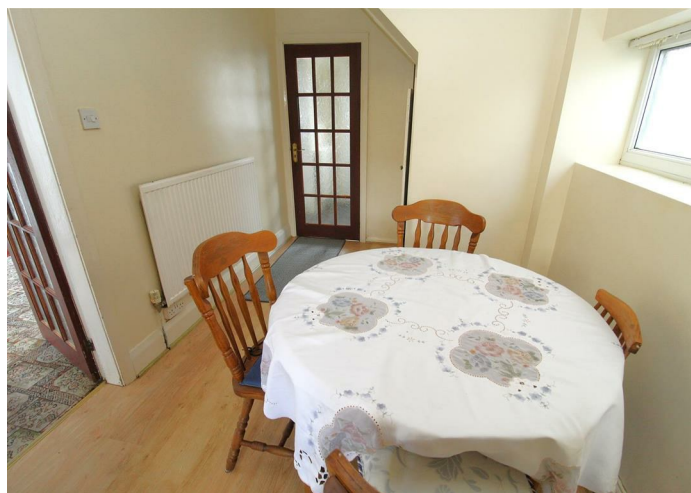






Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a very good sized rear garden and walled front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property would make a perfect family home - early viewing recommended.

£170,000





### Entrance Hall



uPVC double glazed front door and window, radiator, stairs to first floor

### Living Room 19'9" x 10'7" (6.02m x 3.24m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, uPVC double glazed patio doors to rear garden

### Extended Dining Kitchen 19'9" x 7'6" (6.04m x 2.31m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, tiled splashbacks, radiator, under stairs cupboard, uPVC double glazed windows to side and rear aspects

### First Floor

#### Landing

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

**Bedroom 1 9'9" x 10'6" (2.99m x 3.22m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 2 9'10" x 7'7" (3.00m x 2.32m)**



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

**Bedroom 3 8'6" x 7'8" (2.61m x 2.35m)**



uPVC double glazed window to rear aspect, radiator

**Shower Room 4'6" x 7'9" (1.38m x 2.38m)**

shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**



good sized rear garden laid mainly to lawn with borders

**Front Garden**

walled front with gated access to paved driveway and gravel border, gated access to rear garden

**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](http://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 <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		
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