



Grosvenor Waterford are delighted to offer for sale this beautiful three bedroom semi detached property situated on the sought after Leagate/Twigden development. The spacious accommodation briefly comprises; entrance hall, lounge, dining kitchen and conservatory. To the first floor there are three bedrooms, the master having an ensuite and a family bathroom. Outside there is a private rear garden and open plan front with lawn and driveway providing ample off road parking. The property also benefits from gas central heating and uPVC double glazing. Early viewing is recommended to appreciate the accommodation on offer.

£200,000



Entrance Hall

composite front door, radiator, tiled floor, stairs to first floor

Lounge 15'1" x 12'0" (4.62m x 3.67m)



uPVC double glazed window to front aspect, glass fronted gas fire in feature surround, radiator, tiled floor

Dining Kitchen 15'6" x 9'4" (4.74m x 2.85m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, plumbing for washing machine, vertical radiator, tiled floor and glass splashbacks, built in cupboard, uPVC double glazed window to rear aspect, double glazed patio doors to conservatory

Conservatory 9'4" x 12'4" (2.85m x 3.76m)



uPVC double glazed conservatory with french doors to rear garden, tiled floor

First Floor

Landing

access to loft space, built in cupboard

Grosvenor Waterford
ESTATE AGENTS LIMITED

- 3 Bedroom Semi Detached
- uPVC Double Glazing
- Off Road Parking

- EPC Rating C
- Gas Central Heating
- Private Rear Garden

- Conservatory
- Master Bedroom with Ensuite

Master Bedroom 11'8" x 9'0" (3.56m x 2.76m)



uPVC double glazed window to front aspect, radiator, door to ensuite

Ensuite 9'0" x 2'9" (2.75m x 0.84m)



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

Bedroom 2 9'9" x 9'0" (2.99m x 2.76m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 7'5" x 6'1" (2.28m x 1.87m)

uPVC double glazed window to front aspect, radiator

Family Bathroom 5'8" x 6'1" (1.75m x 1.86m)



modern white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, laminate flooring, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



beautiful rear garden with timber deck and artificial lawns, grass lawn and landscaped borders, shed, gated access to front

Front Garden

open plan front with lawn and borders and tarmac driveway providing ample off road parking

Additional Information

Tenure : Leasehold
Council Tax Band : C
Local Authority : Liverpool

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		85
(81-91) B		
(69-80) C		71
(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		83
(81-91) B		
(69-80) C		70
(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		



