



Hexham Close, Parklands, Netherton, L30 1BD

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this absolutely stunning three bedroom detached property, situated in a cul de sac on the Parklands development in L30. The property is located a short distance from Aintree train station, switch island for the motorway network and Aintree Racecourse leisure facilities and retail park. The modern and extended accommodation briefly comprises; entrance hall, downstairs w.c., sitting room, lounge, dining room, new fitted kitchen/breakfast room, newly fitted utility room and conservatory. To the first floor there is a landing with new oak balustrade with glass panels giving access to three bedrooms, with the master having a newly fitted ensuite, and a family bathroom. Outside there is an enclosed private rear garden with artificial lawn and a large open plan front garden with imprinted concrete driveway. The property also benefits from uPVC double glazing, gas central heating with a new boiler, new floorings and doors. A fabulous family home - early viewing recommended.

Offers over £290,000



### Entrance Hall

new composite front door, vertical radiator, karndean flooring, stairs to first floor

### Downstairs W.C.

uPVC double glazed frosted window to front aspect, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights

### Sitting Room 12'8" x 8'2" (3.88m x 2.51m)



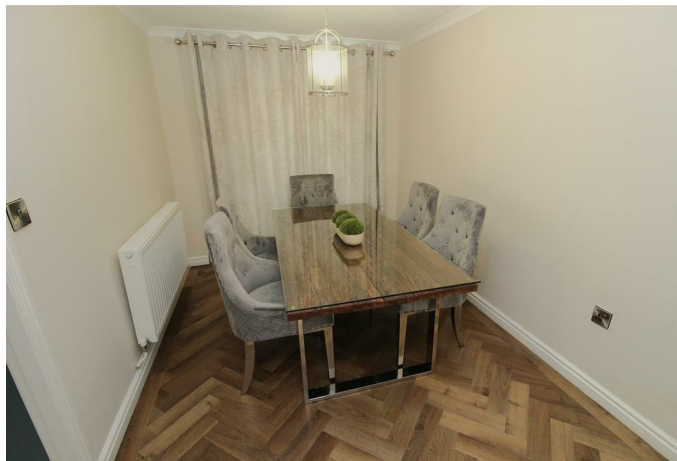
uPVC double glazed window to front aspect, radiator, tiled flooring

### Lounge 14'4" (+bay) x 12'3" (4.39m (+bay) x 3.75m)



uPVC double glazed window to front aspect, two radiators, karndean flooring

### Dining Room 11'4" x 8'1" (3.46m x 2.47m)



uPVC double glazed french doors to conservatory, radiator, karndean flooring

### Kitchen/Breakfast Room 11'3" x 16'2" (3.45m x 4.95m )



stunning fitted kitchen with a range of larder, base and wall cabinets with complementary quartz worktops and centre island/breakfast bar, two integrated AEG ovens and induction hob, integrated dishwasher, radiator, tiled floor, inset ceiling spotlights, built in cupboard, uPVC double glazed french doors to rear garden, uPVC double glazed window to rear aspect

### Utility Room 3'10" x 7'9" (1.19m x 2.37m)

larder cabinet and space for washing machine and american style fridge freezer, tiled flooring, inset ceiling spotlights, access to rear extension loft space

### Conservatory 11'8" x 8'3" (3.56m x 2.53m)

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

### First Floor

#### Landing

oak balustrade with glass panels, built in cupboard, access to loft space



Master Bedroom 12'0" x 9'1" (max) (3.68m x 2.77m (max))



uPVC double glazed window to rear aspect, radiator, wood panelling, new carpet, inset ceiling spotlights, door to ensuite

Ensuite

walk in shower cubicle with mains shower over, wash hand basin in vanity cabinet and low level w.c., vertical radiator, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to side aspect

Bedroom 2 9'1" x 9'1" (2.78m x 2.79m)



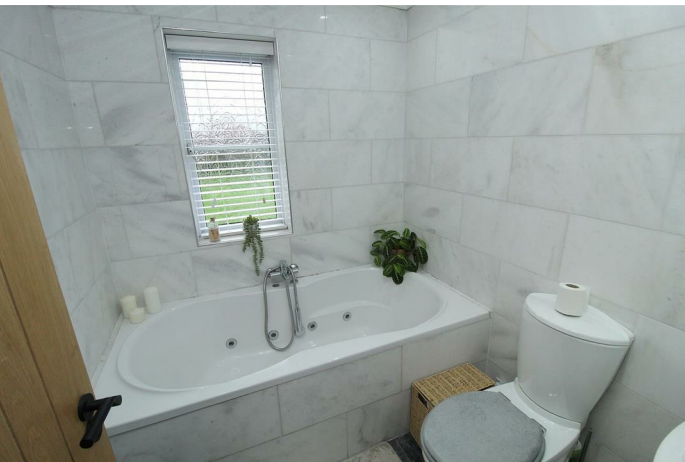
uPVC double glazed window to front aspect, radiator, new carpet, wood panelling

Bedroom 3 8'6" x 6'10" (2.60m x 2.10m)



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

Family Bathroom 7'7" (max) x 6'0" (2.33m (max) x 1.83m)



newly fitted bathroom with white suite comprising; jacuzzi bath, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

Front Garden

open plan imprinted concrete driveway with parking for several vehicles, electric charging point

Rear Garden

good sized rear garden with two patio areas, artificial lawn with raised border, garden shed, gated access to front

Additional Information

Tenure : Leasehold  
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		







