



Netherton Grange, Old Roan, Liverpool, L30 8RF

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulous extended four bedroom semi detached property located in sought after Netherton Grange, Old Roan, convenient for local amenities and transport links. The spacious accommodation which has been recently redecorated throughout, briefly comprises; entrance porch, hall, lounge, dining room, breakfast kitchen, morning room, conservatory and master bedroom with ensuite. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized west facing rear garden and block paved driveway to the front with access to a partitioned garage used for storage only. The property also benefits from uPVC double glazing and, gas central heating with a new boiler. A stunning family home - early viewing recommended.

£275,000



Entrance Porch

uPVC double glazed porch with sliding front door

Hall

uPVC door, uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor

Lounge 21'9" x 11'6" (6.64m x 3.51m)

uPVC double glazed window to front aspect, hole in the wall inset gas fire, radiator, bi-folding doors to dining room

Dining Room 11'7" x 9'7" (3.55m x 2.93m)



radiator, laminate flooring, open to kitchen, open to conservatory

Kitchen 16'7" x 9'1" (5.06m x 2.78m)



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated double oven and gas hob with extractor over, integrated dishwasher, laminate flooring, inset ceiling spotlights, new wall mounted combi boiler, two velux skylights, uPVC double glazed window to rear aspect

Morning Room



vertical radiator, laminate flooring, inset ceiling spotlights, understairs cupboard, open to kitchen

Conservatory 11'5" x 11'2" (3.48m x 3.41m)

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

Master Bedroom 15'11" x 7'10" (4.87m x 2.39m)



two velux skylights, radiator, laminate flooring, inset ceiling spotlights, door to ensuite

Ensuite

white suite comprising; shower cubicle with mains shower, low level w.c. and wash hand basin, tiled walls, inset ceiling spotlights

First Floor

Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 2 12'4" x 11'6" (3.78m x 3.51m)



uPVC double glazed window to front aspect, radiator, built in cupboard, fitted wardrobes

Bedroom 3 11'1" x 9'9" (3.40m x 2.99m)



uPVC double glazed window to rear aspect, radiator

Bedroom 4 8'0" x 7'11" (2.44m x 2.43m)



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

Family Bathroom

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

Outside

Rear Garden

west facing rear garden with patio and lawn with established borders and brick outbuilding that could be used for a variety of purposes

Front Garden

walled front with open access to a block paved driveway

Attached Garage

partitioned off and used for storage only

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.

| 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 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 | |



