



AJ ESTATE SAVILLE  
ESTATE AGENTS

# Netherton Grange, Bootle L30 8RF

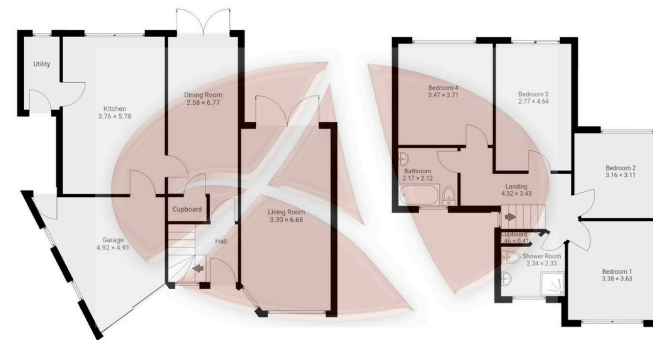
£330,000

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- Massively Extended Semi Detached Family Home
- Large Kitchen/ Diner
- Four Double Bedrooms
- Extensive Rear Gardens- Much Larger Than Expected.
- EPC Rating- C
- Two Large Reception Rooms
- Utility Room
- Bathroom And Seperate Shower Room
- Viewing Essential
- Council Tax Band- C





Ground Floor area 85.3m<sup>2</sup>

1st Floor area 65.6m<sup>2</sup>

45 Netherton Grange, L30 8RF

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should not be used for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

SEMI DETACHED FAMILY HOME WHICH HAS BEEN MASSIVELY EXTENDED, BEAUTIFULLY PRESENTED, SPACIOUS ACCOMODATION THROUGHOUT, FOUR GOOD SIZED BEDROOMS, BATHROOM AND SEPERATE SHOWER ROOM, LARGE KITCHEN/DINER WITH UTILITY ROOM, TWO RECEPTION ROOMS, ENORMOUS LAWNED GARDENS WITH PATIO AND DECKING AREAS, DOUBLE WIDTH DRIVEWAY AND GARAGE, VIEWING ESSENTIAL TO FULLY APPRECIATE EVERYTHING ON OFFER! This property is certainly unique! Having been in the same ownership for a number of years, the property has been extended over the years as the family grew to offer spacious, unrivalled accommodation. Being beautifully presented throughout, the house is a credit to the current vendors. The accommodation comprises entrance hallway, living room, lounge, kitchen/diner and a utility to the ground floor. To the first floor a four double bedrooms bedrooms, the shower room and separate bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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