

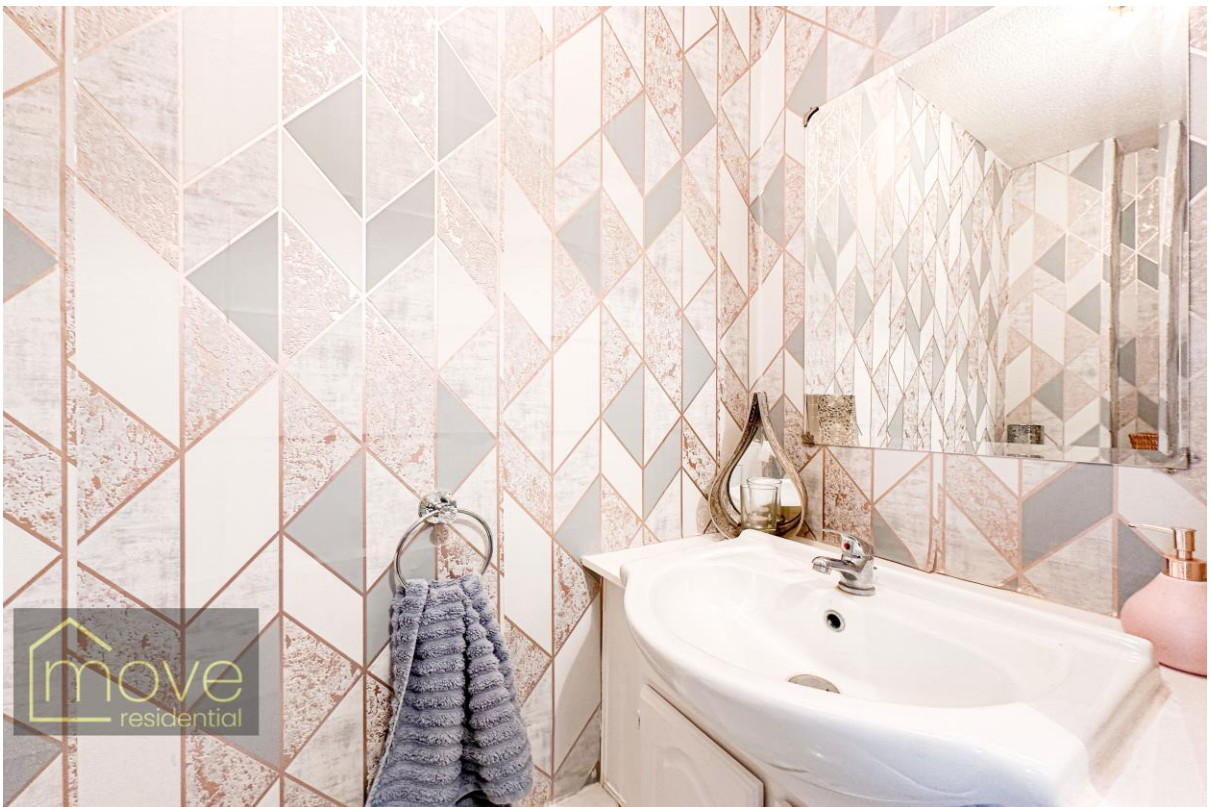


Garden Lodge Grove, Netherley, L27 7AH

- Lovely Three Bedroom Terrace Property
- Beautifully Presented Throughout
- Modern and Stylish Fitted Kitchen
- Three Piece Family Bathroom Suite
- Located in Popular Area of Netherley
- Entrance Hall & Two Reception Rooms
- Three Spacious Double Bedrooms
- Lovely Rear Garden and Driveway



£145,000



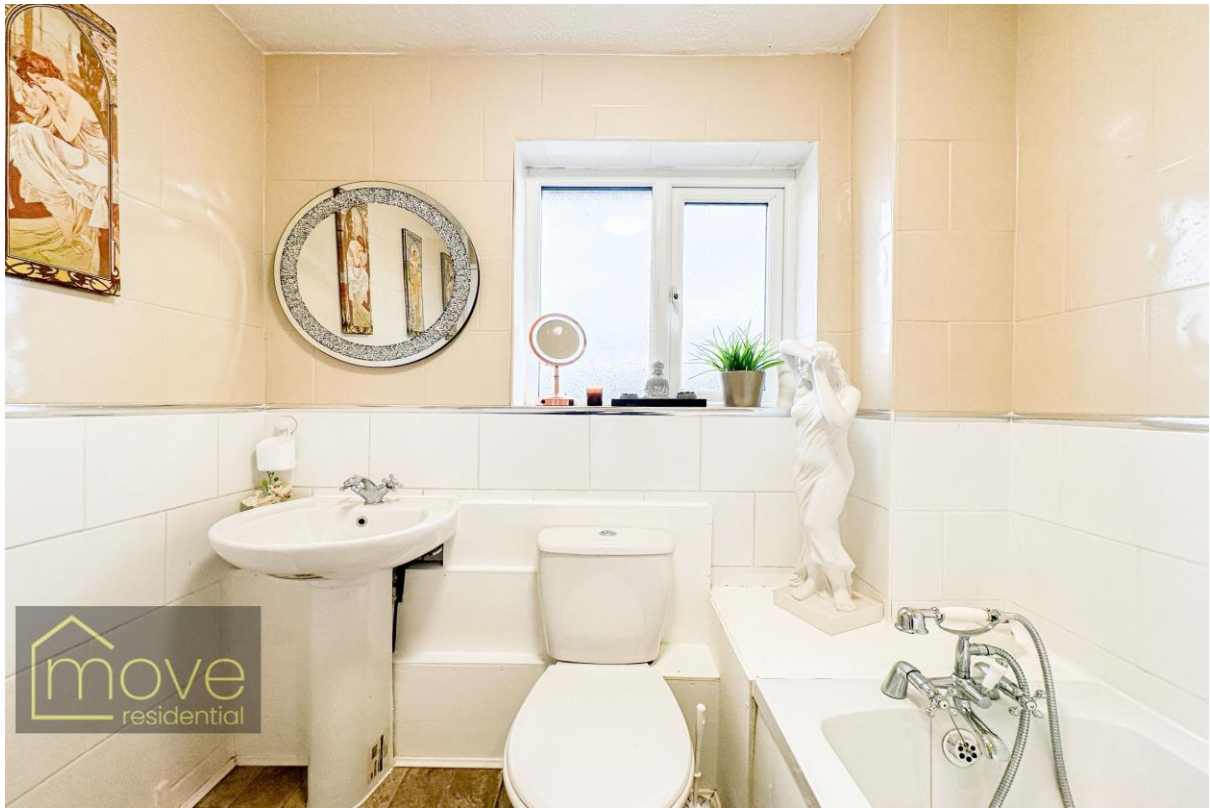














Description

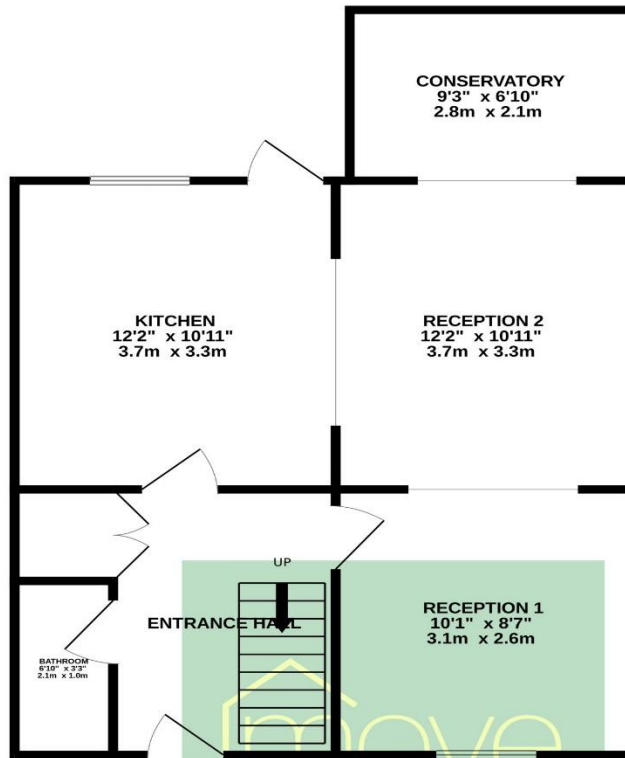
Move Residential are delighted to introduce to the sales market this lovely three bedroom terrace home on Garden Lodge Grove, in the popular residential area of Netherley, L27. Offering generously proportioned and beautifully presented accommodation throughout, this promises to be a brilliant purchase for first time buyers looking to get on the property ladder, with a home that can be moved into right away with no work needed. Inside, an inviting entrance hall leads into an L-shaped kitchen living and dining area which provides the ultimate social family space, currently accommodating both a delightful dining area for more formal mealtimes as well as a welcoming lounge space, ideal for relaxing. This flows seamlessly into the stunning modern kitchen, featuring an array of stylish fitted base and wall units, complete with complementary worktops offering plentiful surface space, as well as sleek integrated appliances. The room is awash with natural light courtesy of french doors leading out into the well maintained conservatory, which provides another idyllic seating area where views of the rear garden can be enjoyed. This versatile and tastefully decorated space has ample room on offer, and can be easily tailored to suit the needs of the lucky future buyer. The first floor offers three bright and generously sized double bedrooms, all finished to an impeccable standard. Completing the interior of the property is a luxurious three piece family bathroom suite. Externally, the property further benefits from a lovely rear garden, made up of an astro turf lawn and a patio area perfect for al-fresco dining. To the front is a smartly flagged driveway providing off road parking for two vehicles.

Location

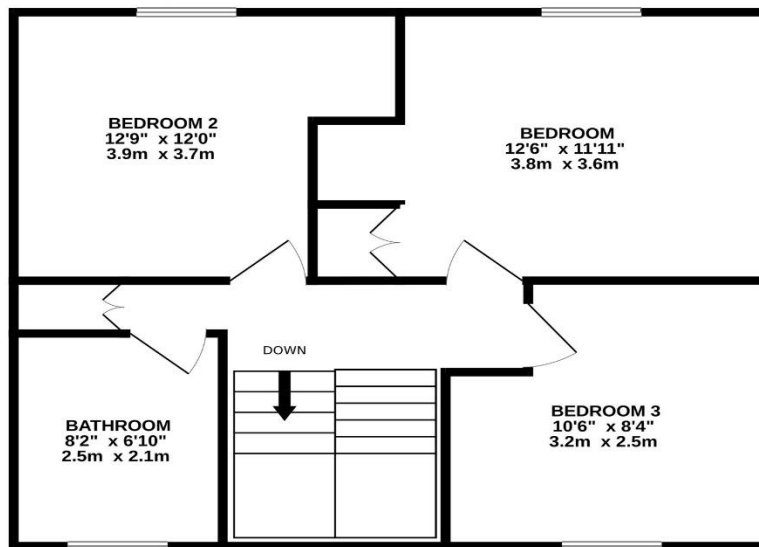
Garden Lodge Grove is situated in the residential area of Netherley. Green spaces include Netherley Park and Woodlands Park, with Lee Park Golf Course nearby. The property is within easy access of local amenities, local schools and recreational facilities; further shopping amenities are available at nearby Gateacre Village and Woolton Village. The property has easy access to local public transport links and major road networks.

Floor Plan

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.