Grosvenor Waterford
Estate Agents

BRITISH PROPERTY AWARDS
GOLD WINNER
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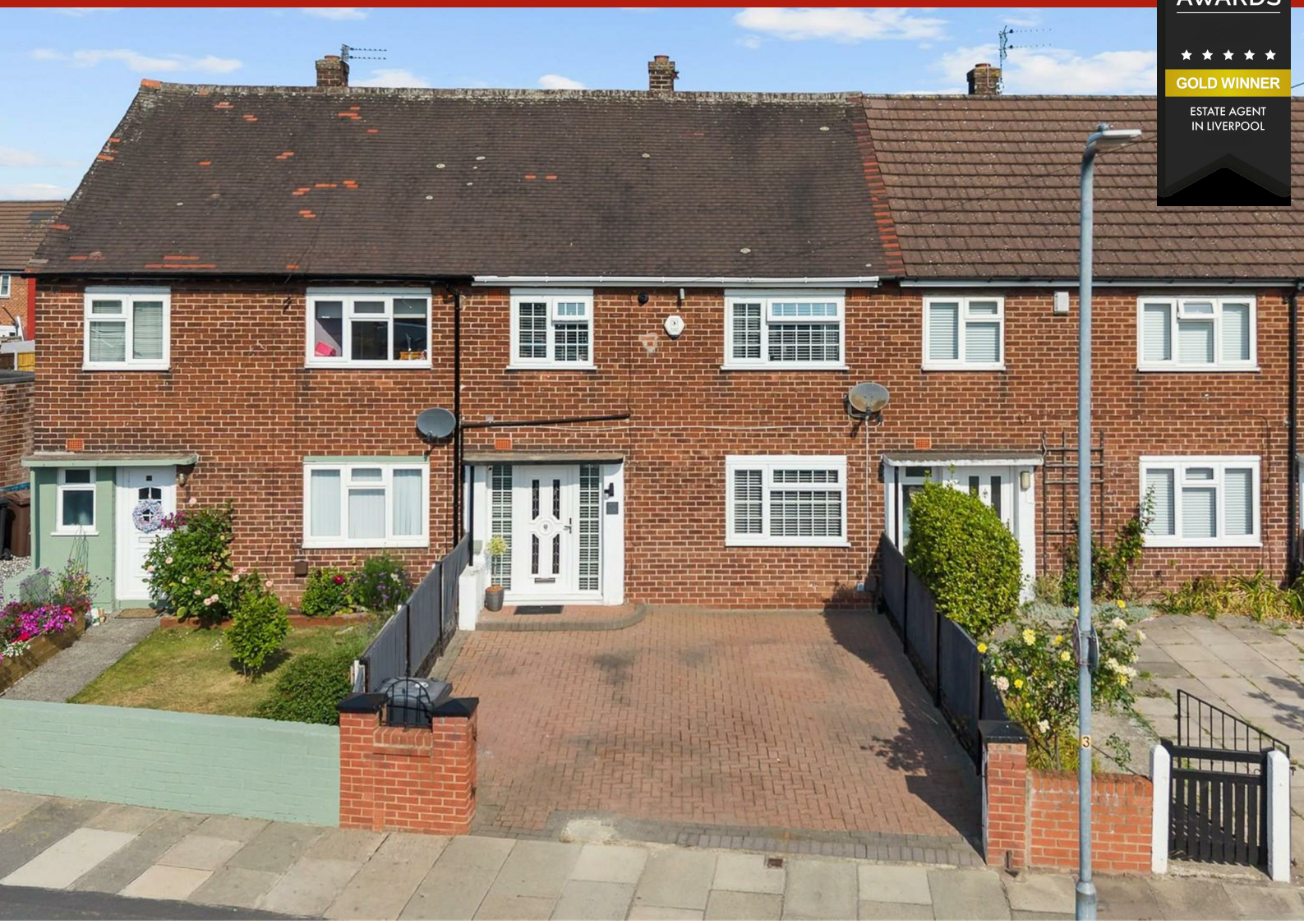


Canterbury Way, Netherton, Bootle, L30 5QS
£170,000

Grosvenor Waterford are pleased to present this charming three-bedroom terraced property situated on Canterbury Way in Netherton, Bootle. This modern and completely renovated home provides spacious accommodation comprising; entrance hall, through living room and kitchen. To the first floor are three good sized bedrooms and a shower room. Outside there is a block paved driveway and beautiful rear garden with patio, lawn and further secluded seating area at the very back of the property. This home also benefits from uPVC double glazing and gas central heating with a newly installed boiler. With its excellent location and spacious accommodation, we highly recommend an early viewing of this delightful family home on Canterbury Way.

Entrance Hall
uPVC double glazed front door and windows, laminate flooring, stairs to first floor

Kitchen
23'2" (into hall) x 9'0" (max) (7.08m (into hall) x 2.76m (max))
modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven, microwave and gas hob with extractor over, space for american style fridge freezer, plumbing for washing machine and dishwasher, radiator, laminate flooring, tiled splashbacks, inset ceiling spotlights, understairs cupboard, uPVC double glazed window to rear aspect, uPVC door to rear garden

Through Living Room
23'2" x 10'7" (max) (7.07m x 3.25m (max))
uPVC double glazed window to front aspect, radiator, laminate flooring, uPVC double glazed french doors to rear garden

First Floor

Landing
built in cupboard, access to loft space

Bedroom 1
11'6" x 9'2" (3.53m x 2.81m)
uPVC double glazed window to front aspect, radiator, wardrobe, built in cupboard (housing boiler)

Bedroom 2
10'8" x 11'4" (3.25m x 3.45m)
uPVC double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3
11'7" x 5'9" (3.53m x 1.75m)
uPVC double glazed window to front aspect, radiator, laminate flooring

Family Bathroom
5'8" x 7'7" (1.73m x 2.32m)
modern white suite comprising; walk in shower cubicle with mains shower and low level w.c. and wash hand basin in vanity cabinets, chrome heated towel rail, laminate flooring, tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

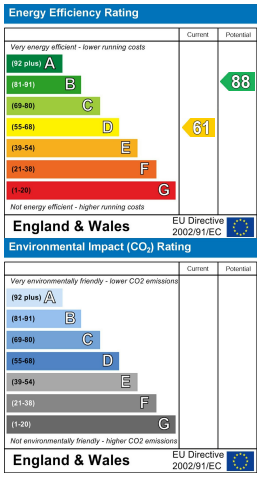
Outside

Rear Garden
beautiful garden with patio, shed and lawn and further enclosed private area to the rear

Front Garden
walled front with open access to a block paved driveway

Additional Information
Tenure : Freehold
Council Tax Band : A
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.



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The Property Ombudsman