

Grosvenor Waterford
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Reapers Way, Netherton, Bootle, L30 7QZ

The Property Ombudsman

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Grosvenor Waterford are delighted to offer For Sale this beautifully presented two bedroom semi detached house occupying a lovely corner plot in a very popular residential part of Netherton, off the Northern Perimeter Road. The property originally had three bedrooms and can easily be converted back, but the current owner merged the front two bedrooms to make one larger one. The accommodation currently comprises of an entrance porch, hall, living room, dining kitchen and conservatory, with the two double bedrooms and a family bathroom to the first floor. Outside there is an established front garden extending around to the side, rear garden and private driveway behind. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Early viewing highly recommended of this fabulous family home to avoid disappointment.

£210,000







Entrance Porch



uPVC double glazed double doors, tiled floor

Hall

uPVC door, radiator, wood flooring, stairs to first floor

Living Room 15'6" x 14'9" (4.73m x 4.50m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, wood flooring

Dining Kitchen 8'9" x 14'9" (2.67m x 4.50m)



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated AEG eye level oven and microwave, integrated gas hob with extractor over, integrated fridge freezer, radiator, tiled floor and part tiled walls, uPVC double glazed window to rear aspect, uPVC double glazed french doors to conservatory

Conservatory 9'6" x 12'11" (2.90m x 3.95m)



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

First Floor

Landing

uPVC double glazed window to side aspect, inset ceiling spotlights, access to loft space

- 2 Bedroom Semi Detached (Originally a 3 bed)
- Corner Plot
- Off Road Parking
- EPC Rating TBC
- uPVC Double Glazing
- Popular Location
- No Chain
- Gas Central Heating (with Hive control)

Bedroom 1 9'10" x 14'9" (3.01m x 4.50m)



two uPVC double glazed windows to front aspect, radiator, inset ceiling spotlights

Bedroom 2 14'4" x 8'0" (4.37m x 2.46m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights

Bathroom 6'0" x 6'3" (1.85m x 1.93m)



modern white suite comprising; roll top bath, wash hand basin and low level w.c., tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



private rear garden with patio, lawn and mature planting

Front Garden

established front garden extending around to the side

Rear Driveway

tarmac driveway to rear of the property

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Sefton

Agents Note

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