

Grosvenor Waterford
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Netherton Grange, Old Roan, Liverpool, L30 8RF

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this fabulous extended three bedroom semi detached property located in sought after Netherton Grange, Old Roan, convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance hall, living room, open plan dining room/family room, kitchen, utility space and additional downstairs shower room. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized west facing rear garden and newly laid stone block paved driveway to the front, which leads to an attached garage with electric roller door. The property also benefits from uPVC double glazing with plantation shutters and gas central heating. A great sized family home - early viewing recommended.

£270,000







Entrance Hall
composite front door, radiator, lvt flooring, understairs cupboard, stairs to first floor, uPVC double glazed window with plantation shutters

Living Room 12'5" x 11'10" (3.79m x 3.63m)



uPVC double glazed window with plantation shutters, gas fire in feature surround, radiator, lvt flooring

Dining Room 11'3" x 11'10" (3.45m x 3.63m)



uPVC double glazed window with plantation shutters, glass fronted electric fire in feature surround, radiator, lvt flooring, open to family room

Family Room 11'9" x 11'6" (3.59m x 3.52m)
uPVC double glazed window with plantation shutters to rear aspect, radiator, lvt flooring, inset ceiling spotlights

Kitchen 10'9" x 6'8" (3.30m x 2.04m)



modern fitted kitchen with a good range of cream base and wall cabinets with contrasting black worktops, integrated eye level double oven and hob with extractor over, integrated fridge freezer, and microwave, lvt flooring

Utility Space 10'4" x 5'5" (3.17m x 1.67m)
cream base and wall cabinets with contrasting black worktops, radiator, lvt flooring, inset ceiling spotlights, uPVC door to rear garden

- **Extended 3 Bedroom Semi Detached**
- **Gas Central Heating**
- **Two Shower Rooms**
- **EPC Rating D**
- **Large West Facing Rear Garden**
- **Attached Garage**
- **uPVC Double Glazing with Plantation Shutters**
- **Stone Block Driveway laid 2023**
- **Sought After Road**

Downstairs Shower Room 10'5" x 8'3" (3.18m x 2.53m)



modern white suite comprising; walk in shower, wash hand basin in wall mounted vanity cabinet and low level w.c., radiator, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect with plantation shutters

First Floor

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

Bedroom 1 12'5" x 9'0" (3.80m x 2.75m)



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

Bedroom 2 11'2" x 10'11" (3.42m x 3.35m)



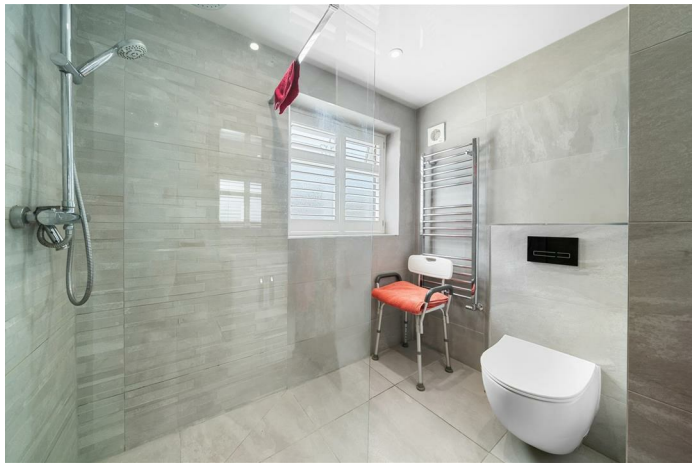
uPVC double glazed window with plantation shutters to rear aspect, radiator

Bedroom 3 9'5" x 7'6" (2.88m x 2.30m)



uPVC double glazed window with plantation shutters to rear aspect, radiator

Shower Room 6'11" x 7'5" (2.13m x 2.28m)



modern white suite comprising; walk in shower, wash hand basin in vanity cabinet and low level w.c., vertical radiator and chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to front aspect with plantation shutters

Outside

Rear Garden
large west facing rear garden with two patio areas, lawn and mature planting

Front Garden
walled front with open access to stone block driveway (laid in 2023) that leads to the attached garage

Attached Garage 18'11" x 8'1" (5.79m x 2.48m)
electric roller door, boiler, power and light

