



Grosvenor Waterford are delighted to offer for sale this stunning four bedroom detached house situated in a most sought after cul de sac off Copy Lane and convenient for local amenities and transport links. The spacious accommodation briefly comprises; entrance hall, lounge with new gas fire and fireplace, dining room, newly fitted kitchen, utility and downstairs w.c. To the first floor there are four bedrooms, the master having an ensuite, and a newly fitted family bathroom. Outside there is an enclosed private rear garden and an open plan front garden with ample off road parking leading to an integral garage with electric roller door (storage only). The property also benefits from uPVC double glazing and gas central heating with a new boiler and radiators and new plastered ceilings. A fabulous family home in a ideal location - viewing most definitely recommended

£330,000



Entrance Hall

solidor new front door, laminate flooring, radiator, stairs to first floor

Lounge 18'2" x 10'11" (5.56m x 3.35m)

uPVC double glazed window to front aspect, new gas fire in feature surround, radiator, open to dining room

Dining Room 9'1" x 10'10" (max) (2.77m x 3.32m (max))



uPVC double glazed french doors to garden, radiator

New Kitchen 9'1" (max) x 11'6" (max to rear door) (2.77m (max) x 3.52m (max to rear door))



fitted kitchen featuring a range of wall and base cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for dishwasher, understairs cupboard, radiator, laminate flooring, part tiled walls, uPVC double glazed window to rear aspect, solidor back door to side aspect, open to utility

Utility 6'2" x 7'8" (1.88m x 2.36m)



space for fridge freezer and tumble dryer, plumbing for washing machine, laminate flooring, tiled splashbacks, door to garage

Newly fitted Downstairs W.C. 4'7" x 3'0" (1.40m x 0.92m)

low level w.c., wash hand basin, chrome heated towel rail, laminate flooring, part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

First Floor

Landing

part boarded access to loft space

Master Bedroom 12'2" x 10'11" (max) (3.73m x 3.35m (max))



uPVC double glazed window to front aspect, radiator, fitted wardrobes, airing cupboard, door to ensuite

Ensuite 3'10" x 5'0" (1.19m x 1.53m)

low level w.c. and wash hand basin, radiator, tiled splashbacks, laminate flooring, uPVC double glazed frosted window to front aspect

Grosvenor Waterford
ESTATE AGENTS LIMITED

- 4 Bedroom Detached

- uPVC Double Glazing with New Solidor Front & Back Doors

- Cul de Sac Location

- EPC Rating TBC

- Gas Central Heating with new boiler and radiators

- New Kitchen, Bathroom and W.C.

- Private Rear Garden

Bedroom 2 12'2" x 8'2" (3.73m x 2.51m)



uPVC double glazed window to front aspect, radiator

Bedroom 3 8'7" x 7'4" (2.63m x 2.25m)



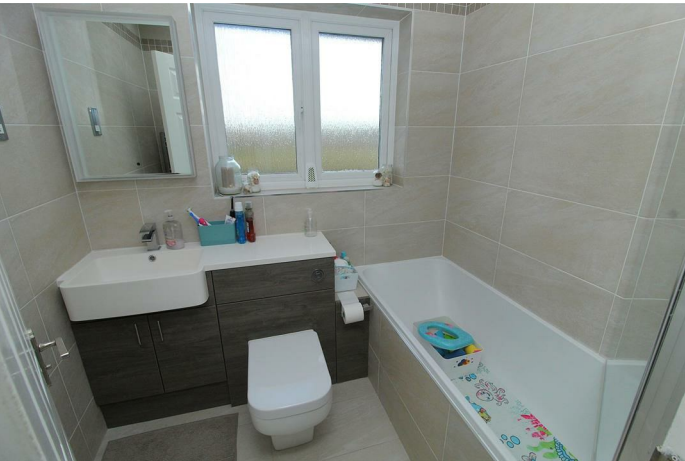
uPVC double glazed window to rear aspect, radiator

Bedroom 4 8'7" x 7'10" (2.63m x 2.39m)



uPVC double glazed window to rear aspect, radiator

Newly Fitted Family Bathroom 5'5" x 6'10" (1.66m x 2.10m)



three piece suite comprising; low level w.c. and wash hand basin in vanity cabinets and bath with mains shower over, tiled floor and walls, chrome heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

landscaped private rear garden with patio, covered gazebo, lawn and shed, gated access to front of house

Front Garden

open plan, lawn, shrub and flower beds, driveway with ample off road parking leading to an integral garage

Garage

used for Storage Only
electric roller door, power and light

Additional Information

Tenure : Freehold
Council Tax Band : D
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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



