



**Meadowbarn Close, Southdene, Kirkby, L32 9BB**

**Grosvenor Waterford**  
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this modern three bedroom end townhouse at the end of a cul de sac, just off Bewley Drive, Southdene. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern shower room. Outside there is a good sized enclosed rear garden and to the front a tarmac driveway. The property also benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. A perfect family home - viewing recommended.

£160,000



**Entrance Hall**



uPVC front door, radiator, laminate flooring, stairs to first floor

**Lounge 14'7" x 12'5" (4.46m x 3.80m)**



uPVC double glazed window to front aspect, radiator, laminate flooring

**Dining Room 10'7" x 7'11" (3.25m x 2.43m)**

uPVC double glazed french doors to rear garden, radiator, laminate flooring, built in cupboard

**Kitchen 10'7" x 7'4" (3.25m x 2.25m)**



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect

**Downstairs W.C.**

low level w.c. and wash hand basin

**First Floor**

**Landing**

uPVC double glazed window to side aspect, built in cupboard, access to loft space

**Bedroom 1 12'0" x 8'1" (3.66m x 2.47m)**



uPVC double glazed window to front aspect, radiator

**Bedroom 2 13'4" x 9'0" (4.08m x 2.75m)**



uPVC double glazed window to rear aspect, radiator

**Bedroom 3 8'10" x 7'4" (2.70m x 2.26m)**



uPVC double glazed window to front aspect, radiator, built in cupboard

**Family Bathroom 6'5" x 6'3" (1.98m x 1.93m)**



modern white suite comprising; large walk in shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

**Rear Garden**



good sized front garden with timber deck, lawn and shed

**Front Garden**

open plan front with tarmac driveway

**Additional Information**

Tenure : Freehold  
Council Tax Band : B  
Local Authority : Knowsley

**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](http://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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



