



Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated just off Fleetwood's Lane and close to Netherton Activity Centre and local shops. The spacious accommodation briefly comprises; large entrance hall, living room, dining room, kitchen and downstairs w.c.. To the first floor the open landing gives access to three bedrooms, a modern shower room and a large storage cupboard that houses a Worcester boiler. Outside there is an enclosed ornamental rear garden and walled front. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property would make an ideal first family home - early viewing advised.

£130,000



Entrance Hall



uPVC front door, tiled flooring, radiator, inset ceiling spotlights, large storage cupboard, stairs to first floor

Downstairs W.C.

white suite comprising; low level w.c. and wash hand basin, tiled floor and walls, uPVC double glazed window to front aspect

Living Room 9'4" x 15'2" (2.87m x 4.64m)



double glazed patio doors to rear garden, electric fire in feature surround, radiator

Kitchen 10'1" x 8'8" (3.08m x 2.65m)



fitted kitchen with a range of fitted base and wall cabinets, cooker, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to front aspect, open to dining room

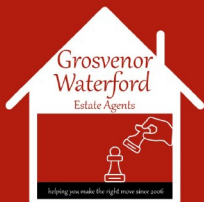
Dining Room 9'4" x 8'8" (2.87m x 2.65m)

double glazed patio doors to rear garden, radiator, wood flooring

First Floor

Landing

uPVC double glazed window to front aspect, large built in storage cupboards (one housing Worcester boiler), access to loft space



- 3 Bedroom Townhouse
- Popular Location close to The Marian Square
- Off Road Parking to Rear
- EPC Rating TBC
- uPVC Double Glazing
- No Chain
- Gas Central Heating

Bedroom 1 9'10" x 12'2" (3.01m x 3.73m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 9'7" x 6'4" (2.94m x 1.94m)



uPVC double glazed window to front aspect, radiator

Rear Garden



private ornamental rear garden with double gated access to rear

Bedroom 2 9'10" x 11'8" (3.01m x 3.57m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'4" x 6'3" (1.95m x 1.93m)



modern shower room with white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, part tiled walls, built in cupboard, uPVC double glazed frosted window to front aspect

Outside

Front

walled front with gated access

Additional Information

Tenure : Leasehold
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.

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	



