



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house in a sought after cul de sac location and enjoying a very large south facing rear garden. The accommodation briefly comprises; entrance hall, living room, dining room and breakfast kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is the south facing rear garden and walled front with off road parking. This fabulous property also benefits from new roof tiles (2024), uPVC double glazing and gas central heating and is offered with no ongoing chain. A perfect family home - an early viewing is highly recommended.

£220,000



Entrance Hall

uPVC front door and double glazed windows to front and side aspects, radiator, laminate flooring, stairs to first floor

Living Room 11'3" x 13'1" (3.45m x 4.01m)



uPVC double glazed window to front aspect, radiator, feature fireplace, open to dining room

Dining Room 10'11" x 13'1" (3.33m x 4.01m)



uPVC double glazed window to rear aspect, radiator, feature fireplace

Extended Kitchen 17'0" x 10'7" (5.19m x 3.24m)



fitted kitchen with a range of larder, base and wall cabinets with

complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC door to rear garden

First Floor

Landing

uPVC double glazed picture window to front aspect, access via pull out ladder to boarded loft space

Bedroom 1 11'1" x 13'1" (3.39m x 4.01m)



uPVC double glazed window to front aspect, radiator, fitted wardrobes

- Extended 3 Bedroom Semi Detached
- Cul de Sal Location
- New Roof (2024)
- EPC Rating D
- Very Large South Facing Rear Garden
- Gas Central Heating
- No Chain
- uPVC Double Glazing

Bedroom 2 9'11" x 13'1" (3.03m x 4.01m)



uPVC double glazed window to rear aspect, radiator, fitted wardrobes

Bedroom 3 10'2" x 7'2" (3.12m x 2.20m)



uPVC double glazed window to rear aspect, radiator

Bathroom 6'1" x 6'6" (1.87m x 2.00m)



new bathroom with white suite comprising; enclosed bath, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside

Rear Garden



Front Garden

Additional Information

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

Agents Note

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