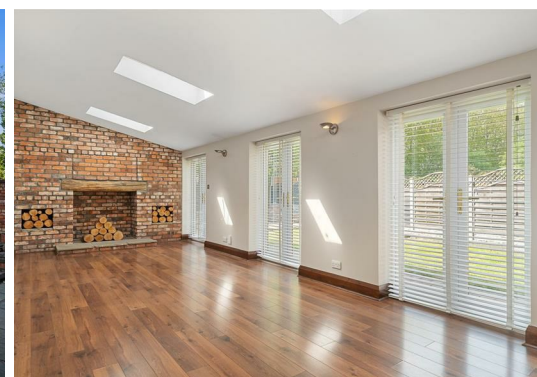




Netherton Grange, Old Roan, Liverpool, L30 8RF £320,000

This truly stunning three bedroom semi detached property has been substantially extended and enjoys a south facing rear garden that backs onto the Leeds Liverpool canal. The spacious accommodation with both a single and two single storey extensions briefly comprises; entrance hall, living room, dining room, stylish kitchen/breakfast room with island, utility room, downstairs shower room and fabulous family room. To the first floor there are three double bedrooms and a family bathroom. Outside there is a large private rear garden and front garden with off road parking. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. This delightful and unique property could be your forever family home - viewing recommended.



Entrance Hall

front entrance door, radiator, tiled flooring, understairs cupboard, stairs to first floor, uPVC double glazed window to front aspect

Downstairs Shower Room

6'4" x 5'10" (1.95m x 1.80m)

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

Living Room

19'4" x 9'8" (5.91m x 2.96m)

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

Dining Room

10'2" x 9'7" (3.10m x 2.94m)

uPVC double glazed french doors with glazed side panels to rear garden, laminate flooring, skylight, radiator, open to kitchen/breakfast room

Kitchen/Breakfast Room

20'8" (max) x 14'11" (max) (6.31m (max) x 4.57m (max))

fitted kitchen featuring a range of wall and base cabinets with complementary granite worktops with inlaid sink, centre island with built in storage and wine rack, gas range cooker, space for american style fridge freezer, tiled flooring, two radiators, uPVC double glazed french doors to rear garden, skylight, uPVC double glazed window to rear aspect

Utility Room

4'9" x 5'10" (1.46m x 1.79m)

wall and base cabinet with worktop, plumbing for washing machine, Vaillant boiler, tiled flooring

Family Room

25'7" x 10'0" (7.81m x 3.05m)

fantastic versatile room, which could possibly be partitioned to create a wonderful ground floor bedroom.

feature exposed brick wall, three sets of uPVC double glazed french doors to rear garden, three skylights, two radiators, laminate flooring

First Floor

Landing

access to loft space

Bedroom 1

11'9" (max) x 15'7" (max) (3.60m (max) x 4.76m (max))

extended with two uPVC double glazed windows to rear aspect and one further uPVC double glazed window to front aspect, two radiators, laminate flooring

Bedroom 2

10'5" x 11'4" (3.18m x 3.46m)

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

Bedroom 3

9'0" x 8'11" (2.76m x 2.72m)

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

Family Bathroom

8'0" x 6'10" (2.44m x 2.09m)

white suite comprising; low level w.c., wash hand basin and panelled bath with electric shower over, chrome heated towel rail, tiled floor and part tiled walls, uPVC double glazed frosted window to front aspect

Outside

South Facing Rear Garden

large private rear garden with lawn, shrub and flower beds, two patio areas, decorative walls

Front Garden

block paved with off road parking, brick borders, shrub and flower bed

Additional Information

Tenure : Freehold

Council Tax Band : C

Local Authority : Sefton

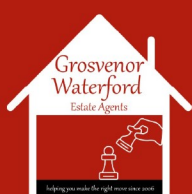
Agents Note

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		71	79
(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		58	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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