



Grosvenor Waterford are delighted to offer for Sale this absolutely stunning three bedroom detached house, set in a sought after cul de sac just off Copy Lane, close to the motorway network and ideal for walks along the Leeds Liverpool Canal. An entrance hall leads past the downstairs w.c. and into the living room, then dining kitchen and fantastic orangery with full width bi-fold doors opening onto the rear garden. The stairs lead to the first floor and a master bedroom with ensuite, two further bedrooms and a recently re-fitted shower room. Outside there is an open plan lawn with tarmac drive to the front and also a tarmac drive extending down the side and a good sized ornamental rear garden with gated access to the front. The property also benefits from uPVC double glazing and gas central heating. A viewing is definitely recommended to appreciate the quality of the accommodation on offer.

£305,000



Entrance Hall

uPVC entrance door, radiator, luxury vinyl flooring, inset ceiling spotlights, stairs to first floor

Downstairs W.C.

modern white suite comprising; wash hand basin and low level w.c., white heated towel radiator, tiled floor and part tiled walls, uPVC double glazed frosted windows to front and side aspects

Living Room 15'2" x 11'10" (4.64m x 3.61m)



uPVC double glazed bay window to front aspect with plantation shutters, media wall and feature chimney breast with glass fronted log burner effect gas fire, traditional style column radiator, luxury vinyl flooring, double doors to kitchen

Dining Kitchen 10'11" x 15'2" (3.34m x 4.64m)



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, good range of integrated appliances (two separate ovens and gas hob with extractor over, microwave, coffee machine, dishwasher), space for american style fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, pantry cupboard, uPVC door to side aspect, uPVC double glazed window to rear aspect, open to orangery

Orangery 13'3" x 15'2" (4.05m x 4.63m)

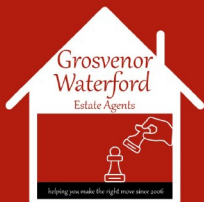


stunning family room with large glazed lantern roof and full width bi-fold doors to the rear garden, tiled floor, wall mounted glass fronted electric fire and wall heater, inset ceiling spotlights, underfloor heating

First Floor

Landing

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



- Stunning 3 Bedroom Detached Property
- uPVC Double Glazing (with Plantation Shutters)
- Off Road Parking
- EPC Rating TBC
- Gas Central Heating
- Potential to Extend to the Side
- Orangery with Bi-Folds and Underfloor Heating
- Cul de Sac Location

Master Bedroom 12'6" x 8'9" (3.82m x 2.67m)



uPVC double glazed window to front aspect with plantation shutters, radiator, door to ensuite

Ensuite 3'3" x 8'9" (1.01m x 2.67m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., white heated towel radiator, tiled floor and part tiled walls, uPVC double glazed frosted window to side aspect

Bedroom 2 9'11" x 8'9" (3.04m x 2.67m)



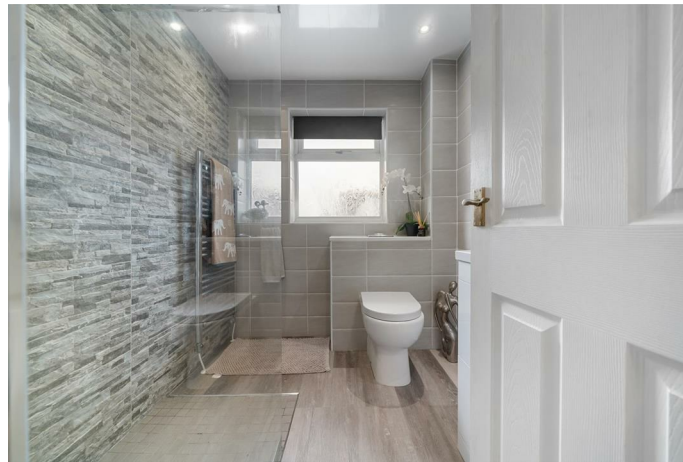
uPVC double glazed window to rear aspect with plantation shutters, radiator, fitted wardrobes

Bedroom 3 7'6" x 6'1" (2.31m x 1.86m)



uPVC double glazed window to front aspect with plantation shutters, radiator, fitted wardrobes

Shower Room 6'9" x 6'1" (2.06m x 1.86m)



modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel radiator, luxury vinyl flooring and tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden



good sized ornamental rear garden with patio area and gated access to front

Front Garden

open plan front with lawn and tarmac driveway that extends all the way down the side of the property

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			
(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	



