



Springwell Road, Orrell Mount, Bootle, L20 6LX



Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this fabulous and extended three bedroom semi detached house, situated in a sought after location opposite Silcocks playing fields. The spacious and modern accommodation briefly comprises; entrance hall, lounge, dining room and open plan kitchen/morning room room. To the first floor there are three bedrooms and a family bathroom. Outside there is a south west facing rear garden with patio and artificial lawn and walled front garden with double gates to a large driveway. The property also benefits from fully owned solar panels, uPVC double glazing and gas central heating. A very light and airy family home - early viewing recommended.

**£215,000**



### Entrance Hall

uPVC double glazed front door and double glazed window, radiator, amtico flooring, understairs storage area, stairs to first floor

### Lounge 10'11" x 11'5" (3.35m x 3.49m)



uPVC double glazed curved bay window to front aspect, gas fire in feature surround, radiator, amtico flooring, open to dining room

### Dining Room 11'4" x 10'3" (3.46m x 3.14m)



amtico flooring, open to kitchen/morning room

### Kitchen/Morning Room 15'2" (max) x 17'8" (4.63m (max) x 5.39m)



'L' shaped room with kitchen area comprising a range of modern base and larder cabinets with complementary worktops, integrated eye level

oven and five burner gas hob with extractor over, integrated washing machine, space for american style fridge freezer, laminate flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden, skylight

### First Floor

#### Landing

uPVC double glazed window to side aspect, access to loft space, laminate flooring

### Bedroom 1 12'4" x 11'3" (3.78m x 3.45m)



uPVC double glazed curved bay window to front aspect, radiator, built in wardrobes



**Grosvenor Waterford**  
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- Extended 3 Bedroom Semi Detached
- Gas Central Heating
- Plenty of Off Road Parking

- EPC Rating C
- Fully Owned Solar Panels
- Modern Finish Throughout

- uPVC Double Glazing
- South West Facing Rear Garden

**Bedroom 2 10'3" x 8'8" (+wardrobes) (3.13m x 2.66m (+wardrobes))**



uPVC double glazed window to rear aspect, radiator, laminate flooring, fitted mirrored wardrobes

**Bedroom 3 7'9" x 7'6" (2.38m x 2.29m)**



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

**Family Bathroom 8'0" (max) x 7'4" (2.45m (max) x 2.25m)**



modern white suite comprising; panelled bath with mains shower over, wall hung wash hand basin and low level w.c., traditional radiator, inset ceiling spotlights, tiled walls, uPVC double glazed frosted window to front aspect

**Outside**

**South West Facing Rear Garden**



fabulous rear garden with patio area, artificial lawn and maintained borders, gated access to front

**Front Garden**

walled front garden accessed via an extended drop kerb and drive with double gated access to good sized paved private driveway with mature borders

**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](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	74	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 <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



