Grosvenor Waterford
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Carlis Road, Southdene, Kirkby, L32 6QS

The Property Ombudsman

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Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom mid terrace property situated in Southdene, Kirkby. The recently renovated accommodation briefly comprises: entrance hall, through living room and breakfast kitchen. To the first floor are three good sized bedrooms and newly fitted bathroom with separate w.c.. Outside there is a good sized rear garden and front driveway with off road parking. The property benefits from new roof tiles, new uPVC double glazing and new gas central heating. A perfect house for a first time buyer, investor or family - must be viewed.

£150,000

Entrance Hall

composite front door, tiled floor, stairs to first floor

Breakfast Kitchen 16'11" x 11'3" (max) (5.17m x 3.44m (max))

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, inset ceiling spotlights, understairs cupboard, uPVC double glazed windows to front and rear aspects

Through Living Room 19'11" x 11'1" (6.08m x 3.39m)

uPVC double glazed window to front aspect, tiled floor, vertical radiator, uPVC double glazed french doors to rear garden

First Floor

Landing

access to boarded loft space, laminate flooring, inset ceiling spotlights

Bedroom 1 14'3" (into door) x 11'1" (4.35m (into door) x 3.39m)

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

Bedroom 2 14'2" x 8'1" (4.34m x 2.47m)

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

- 3 Bedroom Mid Terrace
- new Gas Central Heating
- Fully Refurbished
- EPC Rating C
- Off Road Parking
- Rear Garden
- new uPVC Double Glazing
- New Roof Tiles

Bedroom 3 8'1" x 8'1" (2.48m x 2.48m)

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

New Bathroom 5'4" x 8'2" (1.63m x 2.51m)

modern white suite comprising; panelled bath with mains shower over and wash hand basin in vanity cabinet, chrome heated towel rail, inset ceiling spotlights, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Separate W.C.

white suite comprising; wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio areas and lawn

Front Drive

walled front with open access to lawn and paved drive providing off road parking

Additional Information

Tenure : Leasehold
Council Tax Band : A
Local Authority : Knowlsey

Agents Note

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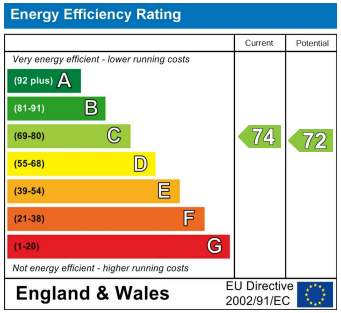

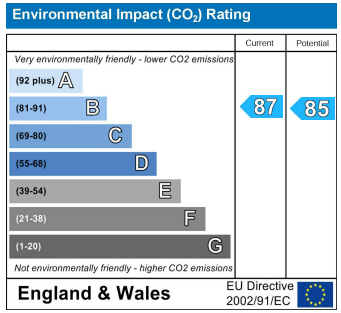

WELCOME
home