



Meadowbarn Close, Southdene, Kirkby, L32 9BB

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this modern three bedroom end townhouse at the end of a cul de sac, just off Bewley Drive, Southdene. The spacious accommodation briefly comprises; entrance hall, downstairs w.c., lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern shower room. Outside there is a good sized enclosed rear garden and to the front a tarmac driveway. The property also benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. A perfect family home - viewing recommended.

£160,000



Entrance Hall



uPVC front door, radiator, laminate flooring, stairs to first floor

Lounge 14'7" x 12'5" (4.46m x 3.80m)



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

Dining Room 10'7" x 7'11" (3.25m x 2.43m)

uPVC double glazed french doors to rear garden, radiator, laminate flooring, built in cupboard

Kitchen 10'7" x 7'4" (3.25m x 2.25m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to rear aspect

Downstairs W.C.

low level w.c. and wash hand basin

First Floor

Landing

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

Bedroom 1 12'0" x 8'1" (3.66m x 2.47m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 13'4" x 9'0" (4.08m x 2.75m)



uPVC double glazed window to rear aspect, radiator

Bedroom 3 8'10" x 7'4" (2.70m x 2.26m)



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

Family Bathroom 6'5" x 6'3" (1.98m x 1.93m)



modern white suite comprising; large walk in shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to rear aspect

Rear Garden



good sized front garden with timber deck, lawn and shed

Front Garden

open plan front with tarmac driveway

Additional Information

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

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



