



**Viola Close, Kirkby, Jasmine Gardens, L33**  
**£150,000**



Grosvenor Waterford are pleased to offer for sale this well presented three bedroom semi detached property situated on the popular Jasmine Gardens estate, Kirkby. The accommodation briefly comprises; entrance hall, lounge, dining room and fitted kitchen. To the first floor there are three bedrooms and a modern bathroom.. Outside there is a good sized south facing rear garden and open plan front garden with off road parking to the side. The property also benefits from uPVC double glazing and gas central heating. Viewing recommended.

#### **Entrance Hall**

front door, tiled floor, radiator, stairs to first floor

#### **W.C.**

uPVC double glazed window to side aspect, low level w.c., wash hand basin, tiled floor and splashbacks

#### **Lounge**

uPVC double glazed bay window to front aspect, radiator, laminate flooring, fire in feature surround, double doors to dining room

#### **Dining Room**

uPVC double glazed french doors to rear garden, uPVC double glazed window to side aspect, radiator, tiled floor, open to kitchen

#### **Kitchen**

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

#### **First Floor**

##### **Landing**

uPVC double glazed window to side aspect

##### **Bedroom 1**

uPVC double glazed window to front aspect, radiator, fitted wardrobes

##### **Bedroom 2**

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

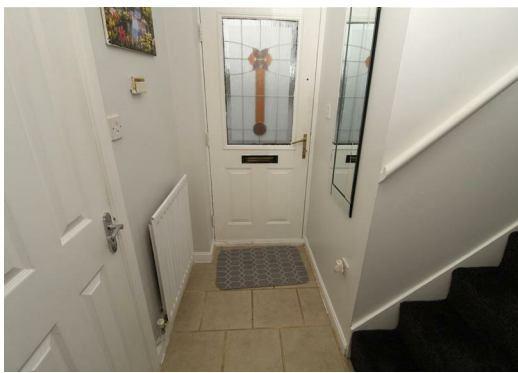
##### **Bedroom 3**

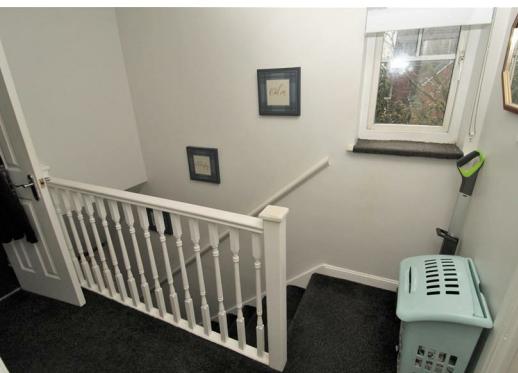
uPVC double glazed window to front aspect, radiator

#### **Family Bathroom**

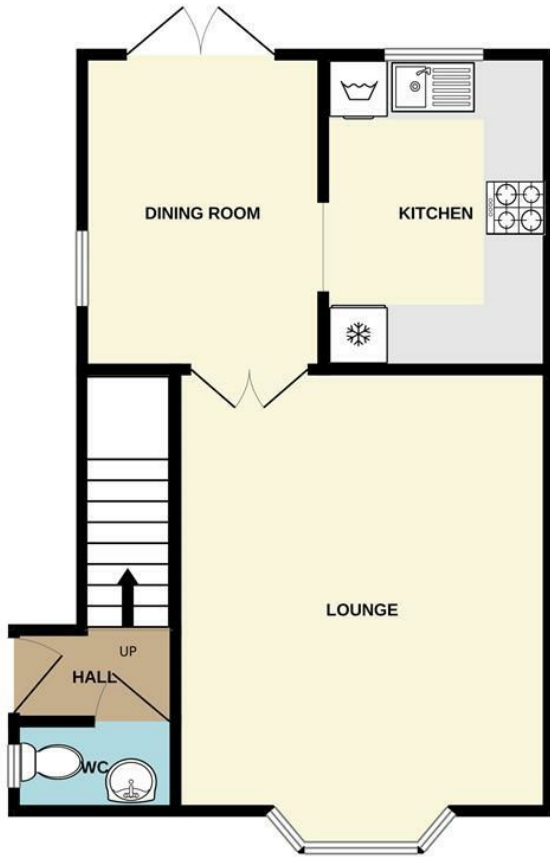
modern white suite comprising; panelled bath, wash hand basin and low level w.c., uPVC double glazed window to rear aspect

#### **Outside**

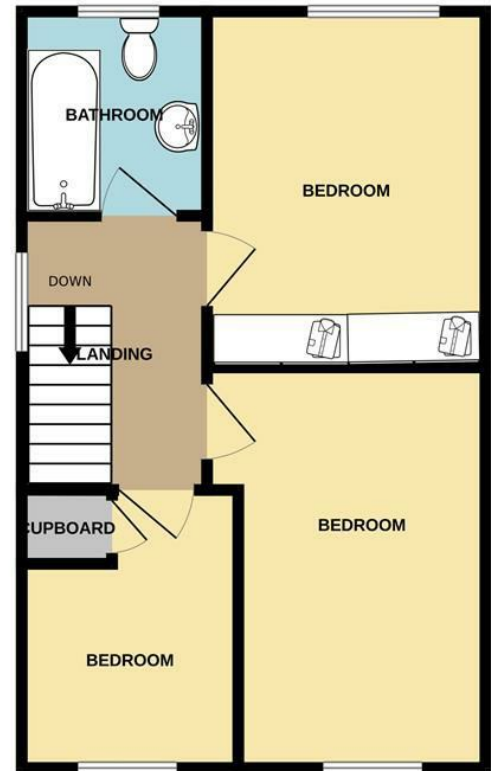




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	