



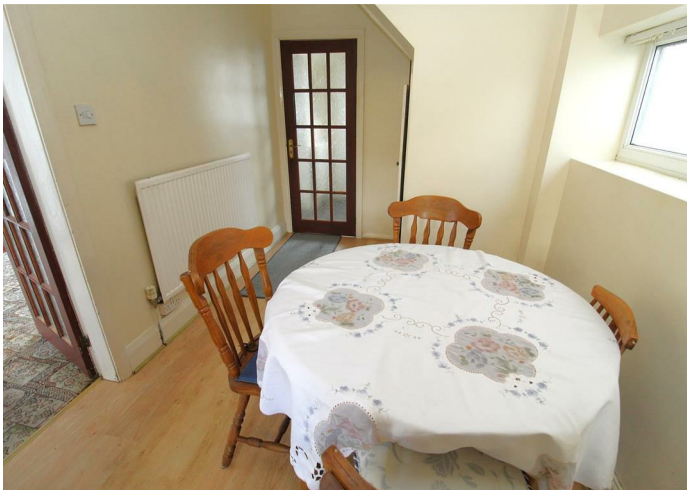
Marina Crescent, Netherton, Bootle, L30 1RL

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station. The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a very good sized rear garden and walled front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property would make a perfect family home - early viewing recommended.

£170,000



Entrance Hall



uPVC double glazed front door and window, radiator, stairs to first floor

Living Room 19'9" x 10'7" (6.02m x 3.24m)



uPVC double glazed window to front aspect, gas fire in feature surround, radiator, uPVC double glazed patio doors to rear garden

Extended Dining Kitchen 19'9" x 7'6" (6.04m x 2.31m)



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, laminate flooring, tiled splashbacks, radiator, under stairs cupboard, uPVC double glazed windows to side and rear aspects

First Floor

Landing

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

Bedroom 1 9'9" x 10'6" (2.99m x 3.22m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'10" x 7'7" (3.00m x 2.32m)



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

Bedroom 3 8'6" x 7'8" (2.61m x 2.35m)



uPVC double glazed window to rear aspect, radiator

Shower Room 4'6" x 7'9" (1.38m x 2.38m)

shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



good sized rear garden laid mainly to lawn with borders

Front Garden

walled front with gated access to paved driveway and gravel border, gated access to rear garden

Additional Information

Tenure : Freehold
Council Tax Band : B
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			
(82 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
(82 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



