



Grosvenor Waterford are delighted to offer for Sale this extended three bedroom Sefton semi detached property, enjoying an unusually large plot on sought after Sandhurst Drive. The spacious accommodation benefits from both a double and a single storey extension to the rear and briefly comprises; entrance hall, living room, dining room, morning room, breakfast kitchen, utility room and downstairs w.c.. To the first floor there are three bedrooms, one of which has been extended and a family bathroom. Outside there is large south facing rear garden and a front that extends beyond the side of the attached garage and provides off road parking for a number of vehicles. This property is offered with no ongoing chain and benefits from uPVC double glazing and gas central heating. A large family home with a great back garden in a great location - viewing recommended.

£275,000



Entrance Porch

double opening front doors

Hall

entrance door, radiator, understairs cupboard, stairs to first floor

Living Room 13'0" x 14'2" (3.98m x 4.33m)



double glazed window to front aspect, radiator, gas fire in feature surround, double doors to dining room

Dining Room 10'5" x 8'11" (3.18m x 2.74m)



radiator, open to morning room

Morning Room 7'7" x 8'11" (2.33m x 2.73m)

double glazed patio doors to rear garden, radiator

Extended Breakfast Kitchen 18'9" a 10'6" (max) (5.73m a 3.21m (max))

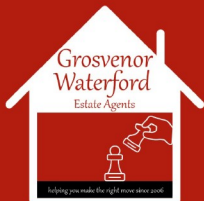


fitted kitchen with a dining space featuring a range of base and wall cabinets with complementary worktops, integrated eye level double oven and gas hob with extractor over, tiled floor and walls, double glazed window to rear aspect

Utility Room 8'0" x 11'10" (2.45m x 3.62m)



range of base cabinets with complementary worktops, built in cupboard, plumbing for washing machine, radiator, double glazed window to rear aspect, door to front aspect



- Extended 3 Bedroom Sefton Semi
- Large South Facing Garden
- Double Glazing
- Great Sized Plot

- EPC Rating D
- Double and Single Storey Extensions
- Attached Garage and Off Road Parking

- No Chain
- Gas Central Heating
- Sought After Location

Downstairs W.C.

low level w.c.

First Floor

Landing

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

Extended Bedroom 1 20'1" x 13'0" (6.13m x 3.98m)



double glazed windows to side and rear aspects, radiator, fitted wardrobes

Bedroom 2 12'10" x 13'0" (3.92m x 3.97m)



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 3 10'0" x 9'0" (3.05m x 2.75m)



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

Family Bathroom 5'8" x 8'11" (1.73m x 2.74m)



spacious bathroom with white four piece suite comprising; panelled bath, separate shower cubicle with electric shower, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, double glazed frosted windows to side and rear aspects

Outside

South Facing Rear Garden

large rear garden with patio extending around the side and lawn with mature borders, greenhouse and shed

Attached Garage

up an dover door, power and light, door to rear aspect

Front Garden

walled front with lawn and double gated access to tarmac driveway that extends to the side of the garage

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.

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	



