



Parkfield Avenue, Netherton, Bootle, L30 1PQ

Grosvenor Waterford  
ESTATE AGENTS LIMITED





Grosvenor Waterford are delighted to offer for sale this fabulous 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, dining room, extended kitchen and additional downstairs shower room. To the first floor there are three bedrooms and a family bathroom. Outside there is a beautiful and private rear garden with artificial lawn and a large bar/garden room and walled front with open access to a block paved paved driveway. The property also benefits from uPVC double glazing and gas central heating. An ideal family home in a great location - early viewing recommended.

£220,000





### Entrance Hall

composite front door and uPVC double glazed window, radiator, luxury vinyl flooring, understairs cupboard, built in cupboard, stairs to first floor

### Living Room



uPVC double glazed window to front aspect, fire in feature surround, radiator, luxury vinyl flooring, open to dining room

### Dining Room



uPVC double glazed french doors to rear garden, radiator, luxury vinyl flooring, uPVC double glazed doors to kitchen, skylight

### Extended Kitchen



modern fitted kitchen with a range of base and wall cabinets with

complementary quartz worktops, gas range cooker, space for american style fridge freezer, plumbing for washing machine, tiled floor and splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, skylight

### Downstairs Shower Room



modern white suite comprising; shower cubicle with mains shower and low level w.c., tiled floor, inset ceiling spotlights

### First Floor

#### Landing

uPVC double glazed window to side aspect, access to loft space

Bedroom 1



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

Bedroom 2



uPVC double glazed window to rear aspect, radiator

Bedroom 3



uPVC double glazed window to rear aspect, radiator

Bathroom



modern white suite comprising; panelled bath with mains shower, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, tiled floor, panelled walls, uPVC double glazed frosted window to front aspect

Outside

Rear Garden

private rear garden with patio and artificial lawn and large outbuilding with bar/entertaining area and separate storage

Bar/Garden Room

uPVC double glazed patio doors and window, power and light

Front

walled front with open access to lawned area and block paved driveway

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](http://www.gov.uk/government/organisations/land-registry).

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		
	EU Directive 2002/91/EC	
England & Wales		

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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