



St. Bernards Drive, Netherton, Bootle, L30 2QX

Grosvenor Waterford
ESTATE AGENTS LIMITED





Grosvenor Waterford are pleased to offer for sale this 3 bedroom semi detached house in a popular area of Netherton, convenient for local schools, shops and transport links. The spacious and modern accommodation briefly comprises; entrance hall, through lounge, kitchen and dining room. To the first floor there are three bedrooms and a family bathroom. Outside there is good sized rear garden and front garden. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no on going chain. Perfect for a first time buyer or investor - early viewings recommended.

£145,000



Entrance Hall

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

Through Lounge 19'9" x 9'10" (6.02m x 3.01m)

uPVC double glazed windows to front and rear aspects, two radiators, laminate flooring

Kitchen 9'6" x 10'11" (2.90m x 3.35m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks. inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC door to rear garden, open to dining room

Dining Room 6'6" x 6'4" (1.99m x 1.95m)

uPVC double glazed window to side aspect, radiator, tiled floor, built in cupboards

First Floor

Landing

built in cupboard, access to loft space

Bedroom 1 10'9" x 11'7" (+cupboard) (3.29m x 3.54m (+cupboard))

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

Bedroom 2 8'7" (max) x 13'6" (max) (2.62m (max) x 4.14m (max))

uPVC double glazed window to rear aspect, radiator

Bedroom 3 10'9" x 6'5" (3.29m x 1.96m)

uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Family Bathroom 3'3"/229'7" x 7'4" (1/70m x 2.25m)

modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, tiled floor and walls, inset ceiling spotlights, wall cabinet, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio, timber deck, lawn and shed, gated access to front

Front Garden

enclosed front with gated access

Additional Information

Tenure : Freehold
Council Tax Band : A
Local Authority : Sefton

Agents Note

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