



Grosvenor Waterford
ESTATE AGENTS LIMITED

Hobart Drive, Shevington Park, Kirkby, L33 4EG



Benefitting from a double storey extension to the side and situated in sought after Shevington Park, Grosvenor Waterford are delighted to offer for sale this beautiful four bedroom semi detached property. The accommodation briefly comprises; entrance hall, lounge, family room and recently fitted white high gloss kitchen. To the first floor there are four bedrooms, family bathroom and an additional shower room. Outside there is a good sized south facing rear garden and open plan front garden with off road parking for a number of vehicles. The property also benefits from uPVC double glazing and gas central heating, with a new Ideal boiler fitted in 2023. A spacious and modern family home - early viewing highly recommended. .

£195,000



Entrance Hall

front door, laminate flooring, stairs to first floor

Lounge



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

Breakfast Kitchen 13'1" x 8'0" (4.00m x 2.45m)



new kitchen fitted in 2020 with a good range of white high gloss base and wall cabinets with complementary black worktops, integrated oven and hob with extractor over and integrated dishwasher, plumbing for washing machine, space for fridge freezer, tiled floor and splashbacks, inset ceiling spotlights, two uPVC double glazed windows to rear aspect

Family Room 23'4" x 8'2" (7.13m x 2.51m)



fabulous entertaining space with uPVC double glazed window to front aspect and uPVC double glazed french doors to the rear garden, two radiators, laminate flooring

First Floor

Landing

access to loft space

Bedroom 1 7'11" x 13'1" (2.43m x 4.01m)

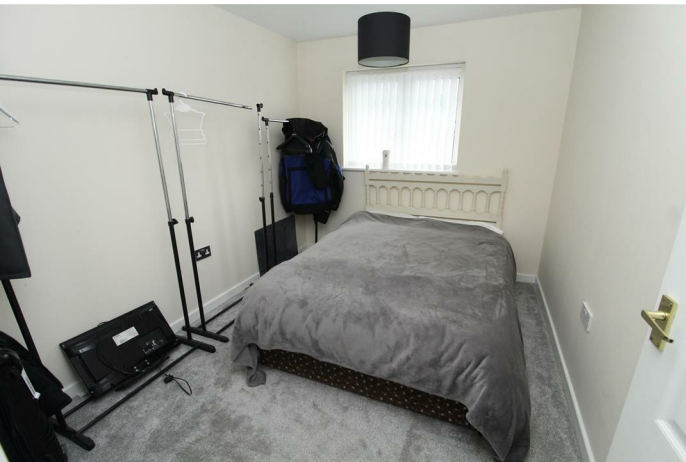


uPVC double glazed window to front aspect, radiator, built in cupboard

Family Bathroom 5'7" x 6'5" (1.72m x 1.97m)

adjoining the main bedroom so could be made into an ensuite white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled floor and walls

Bedroom 2 10'6" x 8'3" (3.21m x 2.52m)

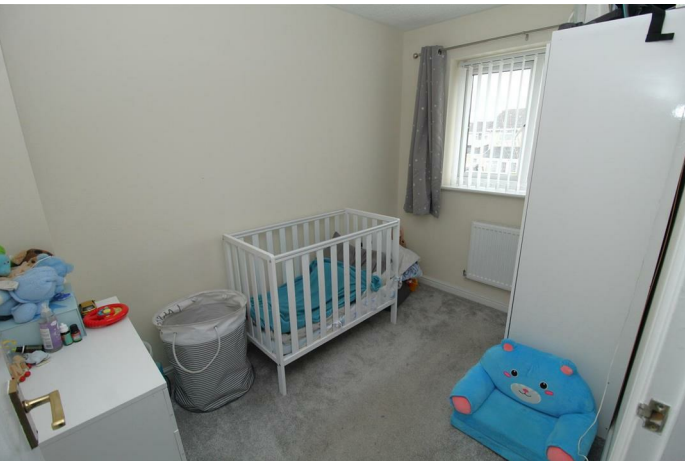


uPVC double glazed window to front aspect, radiator

Bedroom 3 5'4" x 14'7" (1.63m x 4.45m)

two uPVC double glazed windows to rear aspect, radiator, laminate flooring

Bedroom 4 9'1" x 6'5" (2.79m x 1.97m)



Additional Shower Room 6'9" x 4'11" (2.06m x 1.51m)



white suite comprising; shower cubicle with mains shower, low level w.c. and wall hung wash hand basin, radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside

South Facing Rear Garden

good sized rear garden with patio area and lawn

Front Garden

open plan front with curved tarmac driveway

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Knowsley

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		83
(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		



