



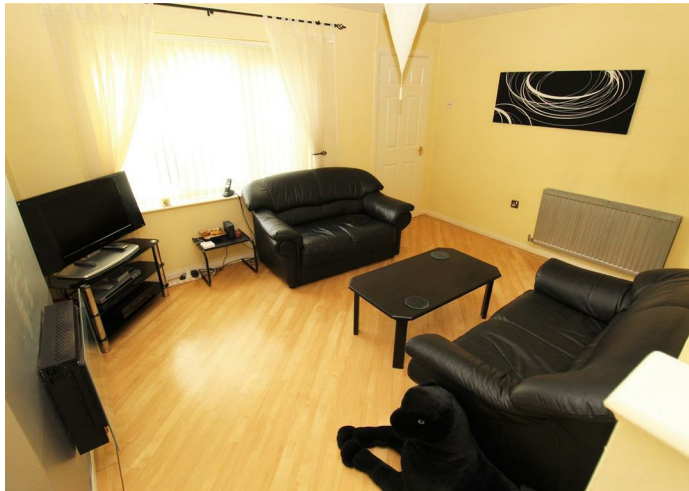
York Close, Netherton, Bootle, L30 7QP

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this modern two bedroom semi detached house situated in a cul de sac in a popular location, just off the Northern Perimeter Road. The beautiful accommodation briefly comprises; entrance hall, lounge and dining kitchen with two bedrooms and a bathroom to the first floor. Outside there is a lovely rear private garden with an open plan front with paved drive and artificial lawn. The property benefits from uPVC double glazing, gas central heating with Hive connectivity that also controls the lighting and Karndean flooring downstairs and is offered with no ongoing chain. An early viewing is recommended to fully appreciate this fabulous property.

£145,000



Entrance Hall

uPVC front door, karndean flooring

Lounge 13'10" x 13'10" (4.22m x 4.22m)



uPVC double glazed window to front aspect, radiator, karndean flooring, stairs to first floor

Dining Kitchen 13'10" x 12'6" (4.22m x 3.82m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated Neff oven and hob with extractor over, space for fridge freezer, plumbing for washing machine, radiator, karndean flooring and tiled splashbacks, built in cupboard, two uPVC double glazed windows and door to rear garden

First Floor

Landing

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

Bedroom 1 12'3" (max) x 11'11" (+wardrobes) (3.74m (max) x 3.65m (+wardrobes))



uPVC double glazed window to front aspect, radiator, laminate flooring, built in wardrobes

Bedroom 2 9'6" (+wardrobes) x 6'5" (2.90m (+wardrobes) x 1.98m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, built in wardrobes

Family Bathroom 7'1" x 6'4" (2.18m x 1.95m)



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

Outside

Rear Garden



private rear garden which is not overlooked with patio area and raised artificial lawn

Garage 10'7" x 9'0" (3.25m x 2.75m)

used for storage only
up and over door, light, door to rear garden

Front Garden

open plan front with paved drive and artificial lawn

Tenure/Council Tax

Tenure : Freehold
Property is currently leasehold under a Shared Ownership Scheme with Your Housing Group. As the purchaser is buying 100% of the property the tenure will revert to Freehold on Completion
Council Tax Band :
Local Authority :

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.

