



Grosvenor Close, Netherton, Bootle, L30 6YD

Grosvenor Waterford  
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this executive three bedroom detached house, in a cul de sac location off Park Lane West. The beautiful accommodation briefly comprises; entrance hall, ground floor w.c., lounge, dining room and new fitted kitchen (Nov 24). To the first floor there are three bedrooms, the master enjoying ensuite and a family bathroom. Outside there is a good sized rear garden and walled front with access to block paved driveway that leads to an attached garage. The property also benefits from gas central heating and double glazing. A super family home in a great location - viewing highly recommended.

£275,000



### Entrance Hall

uPVC front door, radiator, tiled flooring, understairs cupboard, stairs to first floor

### Lounge 15'8" (into bay) x 12'9" (4.79m (into bay) x 3.91m)



uPVC double glazed square bay window to front aspect, gas fire in feature surround, radiator, laminate flooring, double doors to dining room

### Dining Room 9'4" x 9'3" (2.87m x 2.84m)



uPVC double glazed french doors to rear garden, radiator, parquet flooring

### New Kitchen 9'5" x 9'9" (2.88m x 2.98m)



new kitchen fitted November 24 with a range of base and wall cabinets

with complementary worktops, integrated oven and gas hob with extractor over, integrated fridge, plumbing for washing machine, radiator, tiled floor and splashbacks, Worcester boiler, uPVC double glazed window to rear aspect, door to garage

### Downstairs W.C.

modern white suite comprising; low level w.c. and wash hand basin, tiled floor, circular uPVC double glazed window to front aspect

### First Floor

#### Landing

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

### Master Bedroom 13'0" (max) x 11'4" (3.97m (max) x 3.47m)



uPVC double glazed square bay window to front aspect, radiator, laminate flooring, door to ensuite

**Ensuite**



modern white suite comprising; shower cubicle with electric shower, low level w.c. and wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed window to side aspect

**Bedroom 2 10'4" (max) x 12'9" (max) (3.16m (max) x 3.89m (max))**



uPVC double glazed window to rear aspect, radiator

**Bedroom 3 8'5" x 7'6" (2.57m x 2.29m)**



uPVC double glazed window to front aspect, radiator

**Family Bathroom 5'7" x 7'3" (1.72m x 2.21m)**



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

**Outside**

**Rear Garden**

good sized rear garden with patio area, lawn and large summer house with power and light

**Front Garden**

walled front with open access to block paved driveway providing ample off road park and which leads to the attached garage

**Attached Garage 17'3" x 8'2" (5.26m x 2.50m)**

up and over door, power and light, double doors to rear garden

**Additional Information**

Tenure : Freehold  
Council Tax Band : D  
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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
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