



## **Barnfield Close, Netherton, Bootle, L30 3UA**

### **£175,000**

Grosvenor Waterford are delighted to offer for sale this fabulous three bedroom townhouse situated in a sought after location off Park Lane West and convenient for local shops, schools and transport links. The spacious and modern accommodation has been renovated by the current owners and briefly comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms and a modern shower room. A pull down ladder in bedroom 3 leads to a fully boarded and floored loft room which houses the combi boiler. Outside there are gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Perfect for a first time buyer looking for a turn key property - early viewing definitely recommended.



### Entrance Hall

uPVC front door, built in cupboards, laminate flooring

### Lounge

13'10" x 9'10" (4.24m x 3.02m)

uPVC double glazed window to front aspect, radiator, electric fire in feature surround

### Dining Room

15'3" x 8'2" (plus stairs area 5'9" x 8'2") (4.65m x 2.50m (plus stairs area 1.77m x 2.50m))

uPVC double glazed window to rear aspect, radiator, laminate flooring, open to kitchen

### Kitchen

8'11" x 7'9" (2.72m x 2.38m)

modern fitted kitchen with a range of white high gloss base and wall cabinets with complementary worktops, cooker, Bosch integrated microwave, space for fridge freezer, plumbing for washing machine, laminate flooring, uPVC double glazed window to rear aspect, uPVC door to rear garden

### First Floor

#### Landing

#### Bedroom 1

11'5" x 9'10" (3.50m x 3.02m)

uPVC double glazed window to front aspect, radiator

#### Bedroom 2

9'0" x 9'10" (2.75m x 3.02m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

11'11" x 6'2" (3.64m x 1.90m)

uPVC double glazed window to rear aspect, radiator, pull down ladder access to loft rooms

### Shower Room

7'7" x 6'2" (2.33m x 1.88m)

modern white suite comprising; shower cubicle with basin shower over, wash hand basin and low level w.c., heated towel rail, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

### Outside

#### Rear Garden

gated access to rear

#### Front Garden

walled front with gated access

### Additional Information

Tenure : Freehold

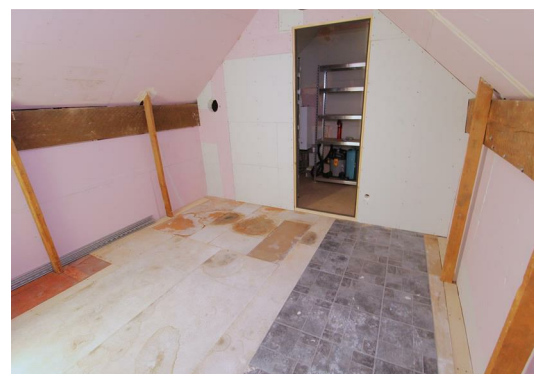
Council Tax Band : B

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) A                                                     |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |