

Grosvenor Waterford are delighted to offer for sale this three **Bedroom 1** bedroom semi detached house, benefitting from a double storey 9'4" x 10'7" (2.87m x 3.24m) extension and situated on Park Lane West, convenient for local uPVC double glazed window to front aspect, radiator, free shops, schools and transport links. The accommodation briefly standing wardrobes comprises; entrance hall, lounge, dining room and kitchen. To the first floor there are three bedrooms (one of which has been extended) and a shower room. Outside there is a good sized south west facing rear garden and walled front garden with off road parking. The property also benefits from uPVC double glazing, renewed roof to the double storey extension in April 23, gas central heating with a regularly serviced boiler and is offered with the added advantage of no ongoing chain. A viewing is considered essential in order to appreciate this spacious family home.

## **Entrance Hall**

composite front door and uPVC double glazed window to front aspect, radiator, understairs cloakroom/storage area, stairs to first floor

# Lounge

18'11" x 10'7" (5.79m x 3.25m)

uPVC double glazed window to front aspect, radiator, electric fire in surround, open to dining room

# **Dining Room**

8'6" x 9'1" (2.60m x 2.77m)

uPVC double glazed window and door to rear garden, radiator

# **Breakfast Kitchen**

15'4" x 7'6" (4.68m x 2.31m)

extended kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge, radiator, tiled splashbacks, uPVC double glazed window to rear aspect, door to side passageway

# First Floor

## Landing

uPVC double glazed window to side aspect, access to loft space

## Bedroom 2

9'3" x 10'7" (2.84m x 3.24m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

### **Extended Bedroom 3**

15'6" x 7'7" (4.73m x 2.32m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobes

# **Shower Room**

7'1" x 7'7" (2.17m x 2.33m)

modern shower room with white suite comprising; shower cubicle with electric shower, low level w.c. and wash hand basin in vanity cabinets, radiator, tiled walls, uPVC double glazed frosted window to front aspect

#### Outside

#### Rear Garden

good sized south west facing rear garden with outbuildings, patio and lawn with established borders

#### Front Garden

walled front with double gated access to off road parking

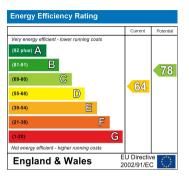
### Additional Information

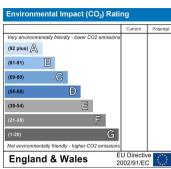
Tenure: Freehold Council Tax Band: B Local Authority: Sefton

#### **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.





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