



Grosvenor Waterford  
ESTATE AGENTS LIMITED

Park Lane West, Netherton, , L30  
£169,950



Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached house, benefitting from a double storey extension and situated on Park Lane West, convenient for local shops, schools and transport links. The accommodation briefly 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 1**

9'4" x 10'7" (2.87m x 3.24m)  
uPVC double glazed window to front aspect, radiator, free standing wardrobes

**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**

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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).

