



## Castleton Drive, Netherton, Bootle, L30 7QB £175,000

Grosvenor Waterford are delighted to offer for sale this beautiful two bedroom semi detached bungalow, enjoying a corner plot on a popular private residential estate, just off Copy Lane. The accommodation benefits from an extension to the side and briefly comprises; entrance porch, hall, living room, breakfast kitchen, inner hall, two double bedrooms and a modern shower room. Outside there is a landscaped rear garden and open plan front garden with lawn and driveway to the side that leads to a detached garage and workshop. The property also benefits from uPVC double glazing and gas central heating. A fabulous bungalow, offered with no ongoing chain - early viewing advised.



### Entrance Porch

uPVC front porch, tiled floor

### Hall

uPVC front door, three built in cupboards, wall heater

### Living Room

16'0" x 10'5" (4.88m x 3.19m)

uPVC double glazed window to front aspect, wall mounted electric fire, radiator

### Breakfast Kitchen

8'2" x 10'9" (2.51m x 3.30m)

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

### Inner Hall

### Bedroom 1

13'2" x 7'6" (+wardrobes) (4.03m x 2.30m (+wardrobes))

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

### Bedroom 2

9'6" x 13'8" (2.91m x 4.18m)

(currently used as a second reception room)

uPVC double glazed patio doors to rear garden, radiator, uPVC double glazed window to side aspect

### Shower Room

6'0" x 10'9" (1.85m x 3.30m)

modern white suite comprising; shower cubicle with mains shower, wash hand basin in vanity cabinet and low level w.c., radiator, inset ceiling spotlights, part tiled walls, access to loft space, uPVC double glazed window to side aspect

### Outside

### Rear Garden

beautiful landscaped garden with lawn and mature borders, gated access to front

### Front Garden

open plan front with lawn and established planting

### Detached Garage and Workshop

accessed via driveway to the side of the property with up and over door, power and light, door to rear garden

### Additional Information

Tenure : Leasehold

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			86
(81-91) B			
(69-80) C		68	
(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			87
(81-91) B			
(69-80) C		69	
(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			