



## **Quernmore Walk, Northwood, Kirkby, L33 6UT**

### **£120,000**

Grosvenor Waterford are delighted to offer for sale this spacious three bedroom family home, located in the Northwood area of Kirkby and within walking distance of the town centre. The accommodation briefly comprises; entrance hall, lounge, dining room and kitchen with three bedrooms, bathroom and separate w.c. upstairs. Outside there is a good sized rear garden and paved front. The property also benefits from annually serviced gas central heating and uPVC double glazing. Offered with no ongoing chain and early viewing is advised to appreciate the size of the accommodation on offer.



### Entrance Hall

uPVC front door, radiator, laminate flooring, storage cupboard, uPVC double glazed window to front aspect

### Lounge

10'9" x 14'4" (3.29m x 4.39m)

uPVC double glazed window to rear garden, radiator, laminate flooring

### Dining Room

8'9" x 8'0" (2.67m x 2.46m)

uPVC double glazed window to front aspect, radiator, laminate flooring

### Kitchen

19'11" x 8'0" (6.09m x 2.46m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, plumbing for washing machine, space for fridge freezer, radiator, tiled floor and splashbacks, understairs cupboard, uPVC double glazed window to rear aspect, uPVC double glazed doors to front and rear aspects

### First Floor

#### Landing

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

#### Bedroom 1

11'1" x 11'11" (3.40m x 3.64m)

uPVC double glazed window to rear aspect, radiator, two built in cupboards

#### Bedroom 2

11'1" x 10'9" (3.38m x 3.30m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

8'7" x 9'6" (max) (2.64m x 2.90m (max))

uPVC double glazed window to front aspect, radiator

### Bathroom

5'8" x 5'4" (1.74m x 1.63m )

white suite comprising; panelled bath with electric shower over and wash hand basin, radiator, tiled walls, uPVC double glazed frosted window to front aspect

### Separate W.C.

low level w.c., uPVC double glazed window to front aspect

### Outside

#### Rear Garden

good sized rear garden with patio and lawn

#### Front Garden

walled front with pedestrian gated access

### Additional Information

Tenure : Leasehold

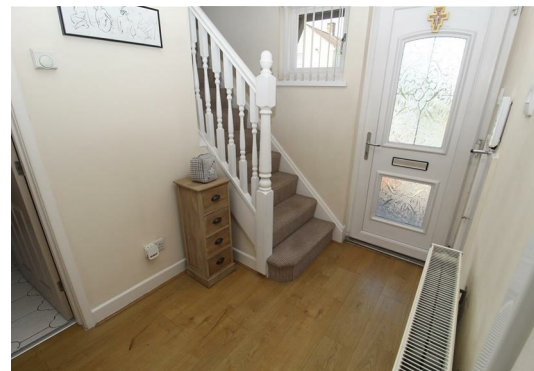
Council Tax Band : A

Local Authority : Knowsley

### 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		90
(81-81) B		
(69-80) C	77	
(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		90
(81-81) B		
(69-80) C	77	
(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		