



Grosvenor Close, Netherton, Bootle, L30 6YD

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are pleased to offer for sale this executive 4 bedroom detached house, in a cul de sac location off Park Lane West. The property briefly comprises of; entrance hall, ground floor wc, lounge, dining room, conservatory, fitted kitchen, utility, large conservatory and converted garage (currently being used as a 5th bedroom). To the first floor there are 4 bedrooms, the master enjoying en suite and a family bathroom. Outside there is a good sized rear garden and open plan front with ample off road parking. The property also benefits from gas central heating and double glazing. Viewing highly recommended.

£209,995



Entrance Hall

double glazed window to side aspect, laminate flooring, stairs to first floor, double doors to lounge

Lounge 20'6" x 11'2" (6.25m x 3.42m)



double glazed square bay window to front aspect, 2 radiators, laminate flooring, uPVC double glazed french doors to rear garden

Dining Room 10'11" (max) x 10'2" (3.35m (max) x 3.12m)

uPVC double glazed windows to front and side aspects, radiator, laminate flooring, useful under stairs cupboard

Conservatory 16'6" x 7'8" (5.05m x 2.36m)

uPVC double glazed conservatory with french doors to rear garden

Kitchen 9'8" x 8'0" (2.95m x 2.45m)

modern kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and 5 burner gas hob with extractor over, space for fridge freezer, radiator, tiled splashback

Utility Room 8'2" x 5'11" (2.51m x 1.81m)

selection of base and wall cabinets with complementary worktops, wall mounted boiler, uPVC double glazed window to rear aspect

Downstairs W.C.

low level w.c., pedestal sink, part tiled walls, radiator, porthole window to front

Converted Garage Room 16'6" x 7'8" (5.05m x 2.36m)

currently used as a 5th bedroom - double glazed window to front aspect, laminate flooring, radiator

First Floor

Landing

double glazed window to rear aspect, radiator, access to loft space, built in cupboard

Master Bedroom 9'7" (+wardrobes) x 10'11" (2.93m (+wardrobes) x 3.34m)



double glazed square bay window to front aspect, radiator, fitted wardrobe, door to en suite

En Suite

low level w.c., pedestal sink, shower cubicle with electric shower, laminate flooring, radiator, part tiled walls, double glazed window to side aspect

Bedroom 2 11'1" x 7'7" (3.38m x 2.33m)



double glazed window to front aspect, radiator, laminate flooring

Bedroom 4 9'2" x 7'7" (2.80m x 2.32m)



double glazed window to rear aspect, radiator, laminate flooring

Bedroom 3 8'3" x 7'1" (2.52m x 2.16m)



double glazed window to rear aspect, radiator, laminate flooring

Family Bathroom 7'1" x 6'4" (2.18m x 1.94m)

modern white suite comprising; low level w.c., wash hand basin in vanity unit, panelled bath with mains shower over, chrome heated towel radiator, double glazed window to front aspect

Outside

Rear Garden

good sized private rear garden laid mainly to lawn, patio, shed

Front Garden

open plan from with lawn and ample off road parking

Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). If the Vendor becomes aware of any matters that may affect the accuracy of the property particulars the Vendor will advise the Agent. All room measurements are approximate and given for guide purposes only. All gas and electric appliances have not been tested.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



