



Grosvenor Waterford are delighted to offer for sale this fabulous four bedroom semi detached house situated in a popular location, just off Knowsley Road, and convenient for transport links and local amenities. The modern and spacious accommodation briefly comprises; entrance hall, kitchen, bar/entertaining room and fourth bedroom downstairs. To the first floor are three further bedrooms and a shower room re-fitted in 2022. Outside there is an enclosed paved rear garden with awning and access to the rear of the detached garage. The property benefits from uPVC glazing, cavity wall insulation, alarm and gas central heating with annually serviced boiler. A super family home - viewing recommended.

Offers over £175,000



Entrance Hall

composite front door, laminate flooring, radiator, stairs to first floor

Kitchen 12'11" x 9'11" (3.96m x 3.04m)



fitted kitchen with a range of white base and wall cabinets with contrasting black worktops, integrated oven and gas hob with extractor over,, plumbing for washing machine, space for tumble dryer and fridge freezer, radiator, tiled floor and splashbacks, uPVC double glazed window to front aspect

Lounge 11'6" x 16'3" (3.51m x 4.96m)



uPVC double glazed french doors to bar/entertaining room, vertical radiator, laminate flooring

Bar/Entertaining Room 13'10" x 7'8" (4.22m x 2.36m)



uPVC double glazed french doors to rear garden, radiator, tiled flooring, inset ceiling spotlights, velux skylight

Bedroom 4 13'10" x 7'0" (4.22m x 2.15m)

uPVC double glazed french doors to bar/entertaining room, vertical radiator, laminate flooring

First Floor

Landing

access to fully boarded loft space, two built in cupboards

Bedroom 1 10'4" (+wardrobe) x 9'5" (3.16m (+wardrobe) x 2.89m)



uPVC double glazed window to front aspect, radiator, laminate flooring, built in wardrobes

- Extended 4 Bedroom Semi Detached
- EPC Rating C
- Gas Central Heating
- New Bathroom (2022)
- Cavity Wall Insulation

- uPVC Double Glazing
- Detached Garage

Bedroom 2 11'7" x 9'5" (3.55m x 2.89m)



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

Bedroom 3 8'5" x 6'6" (2.57m x 2.0m)



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

Shower Room 5'9" x 6'6" (1.76m x 2.00m)



fitted in 2022 with white suite comprising; shower cubicle with mains shower over, wash hand basin and low level w.c. in vanity cabinets, inset ceiling spotlights, uPVC double glazed frosted window to front aspect

Outside

Rear Garden



paved rear garden with awning and gated access to side alleyway and also separate access to rear of garage

Garage

double doors opening on to Collins Close with power and light

Front Garden

walled front with wrought iron railing and gate giving access to paved area

Additional Information

Tenure : Freehold
Council Tax Band : A
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	74	
(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



