



Grosvenor Waterford are delighted to offer for Sale this fabulous three bedroom detached house enjoying a large corner plot in the popular North Park area of Kirkby, within walking distance of Kirby train station and close to the motorway network.

A porch leads you into the open plan dining and living room with a large breakfast kitchen and third bedroom to the side and a full width conservatory behind. An inner hall leads to a downstairs w.c. and the stairs to the first floor, where a spacious landing gives access to two further double bedrooms and a large family bathroom. Outside there is a good sized garage and workshop to the side with gardens to all three sides with patio areas, lawns and off road parking. The property also benefits from uPVC double glazing and gas central heating. A viewings is definitely recommended to appreciate the size of the plot and the accommodation on offer.

£270,000



Porch

uPVC front door

Through Living Room/Dining Room 28'7" x 11'11" (8.72m x 3.65m)



uPVC double glazed window to front aspect, two radiators, tiled flooring, uPVC double glazed french doors to conservatory

Kitchen 18'9" x 7'8" (5.72m x 2.36m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range cooker, plumbing for washing machine, space for under counter fridge and freezer, radiator, tiled floor and splashbacks, uPVC double glazed windows to front and side aspects, uPVC door to side aspect

Bedroom 3 9'7" x 7'8" (2.93m x 2.36m)



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

Downstairs W.C.

low level w.c. and wash hand basin, tiled walls, uPVC double glazed frosted window to side aspect

Conservatory 7'1" x 20'0" (2.17m x 6.11m)



uPVC double glazed windows and door to rear garden, radiator, tiled flooring, door to garage/workshop

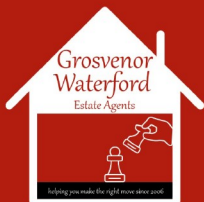
Inner Hall

stairs to first floor, tiled floor

First Floor

Landing 13'8" x 6'1" (4.18m x 1.87m)

access to loft space, radiator



- 3 Bedroom Detached Property
- EPC Rating D
- Corner Plot
- Conservatory
- Large Garage & Workshop
- uPVC Double Glazing
- Gas Central Heating
- Sought after Location

Bedroom 1 12'3" x 8'7" (3.75m x 2.63m)



uPVC double glazed windows to front aspect, radiator, fitted wardrobes

Bedroom 2 7'10" x 15'1" (2.41m x 4.60m)



two uPVC double glazed windows to rear aspect, radiator, door to walk in closet

Storage Area 4'10" x 4'7" (1.48m x 1.41m)

Family Bathroom 16'2" x 4'7" (4.95m x 1.41m)



four piece white suite comprising; panelled bath, separate shower cubicle with mains shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to side aspect

Outside

Attached Garage & Workshop 17'10" x 7'10" (5.46m x 2.39m)

roller door, power and light, door to conservatory

Front & Side Gardens

dwarf perimeter wall bordering the property with gated access to a large paved driveway that leads to the attached garage and with lawns either side extending down the side of the property

Rear Garden



walled ornamental rear garden with patio area, planted borders and sheds

Additional Information

Tenure : Freehold
Council Tax Band : C
Local Authority : Knowsley

Agents Note

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