



Richmond Crescent, Netherton, Bootle, L30 6YE

£250,000

Grosvenor Waterford are pleased to offer for sale this executive three bedroom detached house in a sought after location off Park Lane West. The beautiful accommodation briefly comprises; entrance hall, ground floor w.c., living room, dining room, kitchen and conservatory. To the first floor there are three bedrooms, the master enjoying ensuite and a family bathroom. Outside there is a good sized south west facing rear garden and open plan front with paved driveway that leads to an attached garage. The property also benefits from gas central heating and uPVC double glazing and is offered with no ongoing chain. A super family home in a great location - viewing highly recommended.



Entrance Hall

uPVC front door, radiator, laminate flooring, understairs cupboard, stairs to first floor

Downstairs W.C.

white suite comprising; low level w.c. and wash hand basin, tiled floor, circular uPVC double glazed window to front aspect

Living Room

uPVC double glazed square bay window to front aspect, gas fire in feature surround, radiator, double doors to dining room

Dining Room

uPVC double glazed patio doors to conservatory, radiator, laminate flooring

Conservatory

uPVC double glazed conservatory with french doors to rear garden, tiled floor, air conditioning

Kitchen

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level oven and gas hob with extractor over, radiator, tiled floor and splashbacks, Worcester boiler, uPVC double glazed window to rear aspect, door to garage

First Floor

Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space

Master Bedroom

uPVC double glazed square bay window to front aspect, radiator, built in wardrobe, door to ensuite

Ensuite

modern white suite comprising; shower cubicle with electric shower, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, uPVC double glazed window to side aspect

Bedroom 2

uPVC double glazed window to rear aspect, radiator

Bedroom 3

uPVC double glazed window to front aspect, radiator

Family Bathroom

modern white suite comprising; panelled bath, wash hand basin and low level w.c., chrome heated towel rail, tiled walls, uPVC double glazed frosted window to rear aspect

Outside

Rear Garden

good sized rear garden with patio area, lawn and large summer house with power and light

Front Garden

open plan front with lawn and paved driveway leading to the attached garage

Attached Garage

up and over door, power and light, storage cabinets, uPVC door and window to rear aspect

Additional Information

Tenure : Freehold

Council Tax Band : D

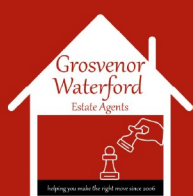
Local Authority : Sefton

Agents Note

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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		



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