



Redwood Way, Shevington Park, Kirkby, L33 4DU

£160,000

Grosvenor Waterford are delighted to offer for sale this three bedroom semi detached property in sought after Shevington Park, Kirkby. The accommodation briefly comprises; entrance hall, living room, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized rear garden and walled front garden with gated access to off road parking that leads to a covered car port/garage. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. A good sized family home in a great location - early viewing highly recommended. .



Entrance Hall

uPVC front door and double glazed side panel, radiator, laminate flooring, stairs to first floor

Living Room

13'5" x 11'2" (4.09m x 3.41m)

uPVC double glazed window to front aspect, electric wall mounted fire, laminate flooring, open to dining room

Dining Room

10'10" x 8'9" (3.32m x 2.67m)

uPVC double glazed french doors to rear garden, radiator, laminate flooring

Kitchen

10'10" x 8'6" (3.32m x 2.61m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, gas cooker, fridge freezer and washing machine, pantry cupboard, uPVC double glazed window to rear aspect, uPVC door to garage

First Floor

Landing

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

Bedroom 1

13'5" x 10'7" (4.09m x 3.25m)

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

Bedroom 2

10'10" x 9'0" (3.32m x 2.75m)

uPVC double glazed window to rear aspect, radiator, built in wardrobes

Bedroom 3

8'11" x 6'7" (2.73m x 2.02m)

uPVC double glazed window to front aspect, radiator

Family Bathroom

5'5" x 8'3" (1.66m x 2.53m)

white suite comprising bath with electric shower over, wash hand basin and low level w.c., radiator, tiled walls, uPVC double glazed windows to side and rear aspects

Outside

Covered Car Port/Garage Area

24'7" x 8'1" (7.51m x 2.47m)

up and over door, uPVC door to rear garden

Rear Garden

ornamental rear garden with mature planting

Front Garden

walled front with gated access to paved driveway with lawn and planted border

Additional Information

Tenure : Freehold

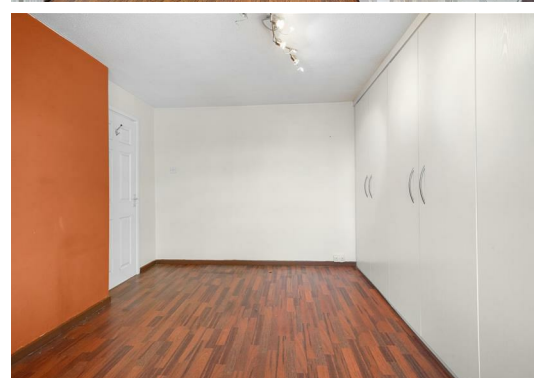
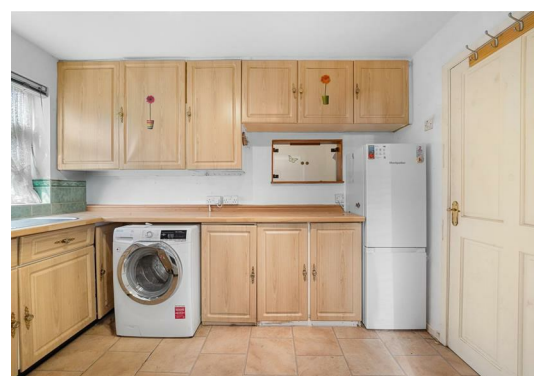
Council Tax Band : A

Local Authority : Knowsley

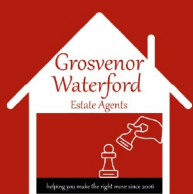
Agents Note

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.



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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