



Grosvenor Waterford are pleased to offer for sale this extended three bedroom semi detached house situated in a popular location on Queens Drive and convenient for all local amenities. The beautiful accommodation briefly comprises; welcoming entrance hall, living room, dining kitchen, solid roof conservatory and study. To the first floor there are three good sized bedrooms and a spacious shower room. Outside there is a good sized south facing rear garden and a newly laid resin front driveway. The property also benefits from uPVC double glazing and gas central heating with a new Worcester boiler. A perfect and spacious family home - early viewing recommended.

£260,000



### Entrance Hall



front door and two uPVC double glazed window, radiator, karndean flooring, inset ceiling spotlights, stairs to first floor with glass balustrade

### Living Room 23'0" x 12'5" (7.02m x 3.80m)

uPVC double glazed window to front aspect, electric fire in feature surround, two radiators, karndean flooring, uPVC double glazed french doors to conservatory

### Dining Kitchen 13'3" x 13'5" (4.05m x 4.10m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, integrated fridge freezer, tiled flooring and splashbacks, inset ceiling spotlights, radiator, two uPVC double glazed windows to rear aspect, open to conservatory

### Solid Roof Conservatory 10'4" x 13'5" (3.15m x 4.10m)

uPVC double glazed conservatory with solid roof fitted in 2022, radiator, tiled flooring, uPVC double glazed french doors to rear garden

### Study 10'4" x 3'10" (3.17m x 1.19m)

uPVC double glazed window to front aspect, radiator, karndean flooring

### First Floor

#### Landing

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

### Bedroom 1 12'6" x 11'9" (3.83m x 3.60m)



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

- Extended 3 Bed Semi Detached
- Gas Central Heating (new Worcester boiler)
- New Resin Driveway
- EPC Rating D
- South Facing Rear Garden
- uPVC Double Glazing
- Solid Roof Conservatory

**Bedroom 2 10'2" x 11'8" (3.11m x 3.58m)**



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

**Bedroom 3 12'6" x 10'1" (max) (3.83m x 3.08m (max))**



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

**Shower Room 4'11" x 8'7" (1.50m x 2.63m)**



modern white suite comprising; shower cubicle with electric shower, wash hand basin and low level w.c., chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed windows to side and rear aspects

**Outside**

**South Facing Rear Garden**

good sized rear garden with artificial lawn, patio area, shed and established borders

**Front Garden**

walled front with gated access to newly laid resin driveway providing ample off road parking (new gates are not included in the sale but may be negotiated separately)

**Additional Information**

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

**Agents Note**

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