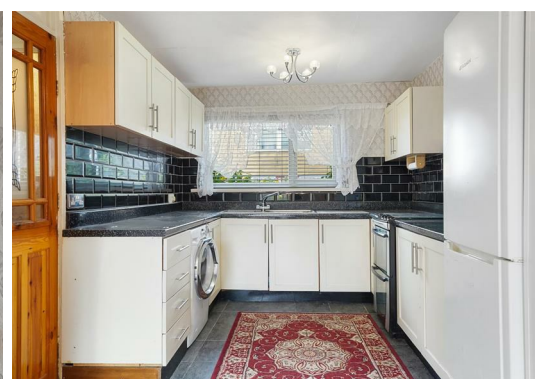




## Harrops Croft, Netherton, Bootle, L30 0QP

### £130,000

Grosvenor Waterford are delighted to offer for sale this three bedroom townhouse situated just off Fleetwood's Lane and close to Netherton Activity Centre and local shops. The spacious accommodation briefly comprises; large entrance hall, living room, dining room, kitchen and downstairs w.c.. To the first floor the open landing gives access to three bedrooms, a modern shower room and a large storage cupboard that houses a Worcester boiler. Outside there is an enclosed ornamental rear garden and walled front. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this property would make an ideal first family home - early viewing advised.



### Entrance Hall

uPVC front door, tiled flooring, radiator, inset ceiling spotlights, large storage cupboard, stairs to first floor

### Downstairs W.C.

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

### Living Room

9'4" x 15'2" (2.87m x 4.64m)

double glazed patio doors to rear garden, electric fire in feature surround, radiator

### Kitchen

10'1" x 8'8" (3.08m x 2.65m)

fitted kitchen with a range of fitted base and wall cabinets, cooker, space for fridge freezer, plumbing for washing machine, tiled floor and splashbacks, uPVC double glazed window to front aspect, open to dining room

### Dining Room

9'4" x 8'8" (2.87m x 2.65m)

double glazed patio doors to rear garden, radiator, wood flooring

### First Floor

#### Landing

uPVC double glazed window to front aspect, large built in storage cupboards (one housing Worcester boiler), access to loft space

#### Bedroom 1

9'10" x 12'2" (3.01m x 3.73m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 2

9'10" x 11'8" (3.01m x 3.57m)

uPVC double glazed window to rear aspect, radiator

#### Bedroom 3

9'7" x 6'4" (2.94m x 1.94m)

uPVC double glazed window to front aspect, radiator

### Family Bathroom

6'4" x 6'3" (1.95m x 1.93m)

modern shower room with white suite comprising; shower cubicle with mains shower, wash hand basin and low level w.c., chrome heated towel rail, part tiled walls, built in cupboard, uPVC double glazed frosted window to front aspect

### Outside

#### Front

walled front with gated access

#### Rear Garden

private ornamental rear garden with double gated access to rear

### Additional Information

Tenure : Leasehold

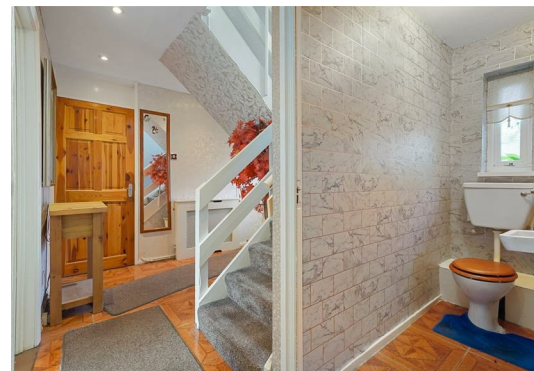
Council Tax Band : A

Local Authority : Sefton

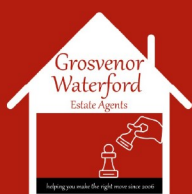
### Agents Note

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](http://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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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