

Grosvenor Waterford
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Brierley Close, Netherton, Bootle, L30 7QH

The Property Ombudsman

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Grosvenor Waterford are delighted to offer For Sale this beautifully presented and extended four bedroom semi detached family home. Located in a very popular residential part of Netherton, off the Northern Perimeter Road the accommodation comprises; entrance hall, living room, dining kitchen, conservatory, utility, downstairs shower room and study. To the first floor there are four bedrooms and a family bathroom. Outside there is a well maintained rear garden and open plan front providing off road parking. Early viewing highly recommended of this fabulous family home to avoid disappointment.

£290,000







Entrance Hall
uPVC front door, tiled floor, stairs to first floor, double doors to living room

Living Room 12'4" x 13'3" (3.77m x 4.04m)
uPVC double glazed window to front aspect, media wall with glass fronted inset electric flame effect fire, radiator, understairs cupboard, open to dining room

Study



uPVC double glazed window to front aspect, radiator, inset ceiling spotlights

Kitchen / Dining Room 11'4" x 15'11" (3.46m x 4.86m)



new kitchen fitted in 2024 with a range of modern handleless wall and base cabinets with complementary granite worktops, upstands and breakfast bar, integrated oven and gas hob with extractor over, integrated dishwasher, radiator, tiled flooring, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to conservatory

Conservatory 9'7" x 8'9" (2.93m x 2.69m)



uPVC double glazed windows and french doors to rear garden, tiled flooring

Downstairs Shower Room 8'3" x 3'3" (2.52m x 1.00m)
refitted in 2024 with white suite comprising; shower cubicle with electric shower, wash hand basin in vanity cabinet and low level w.c., tiled floor and walls, inset ceiling spotlights

Utility and Storage Space 9'8" x 6'2" + 7'4" x 6'2" (2.95m x 1.89m + 2.26m x 1.89m)
both areas connected via rear passageway that also gives access to the downstairs shower room
utility has plumbing for dishwasher and space for tumble dryer, radiator and tiled flooring and inset ceiling spotlights throughout, uPVC double glazed french doors to rear garden

First Floor

Landing
access to loft space

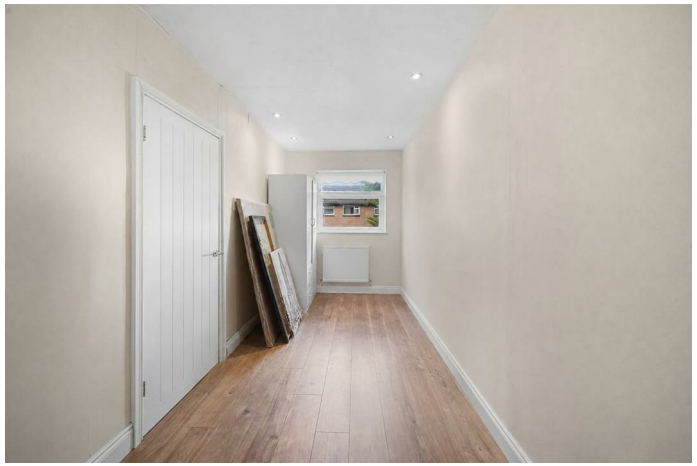
- Extended 4 Bedroom Semi Detached
- Gas Central Heating (boiler fitted 4yrs ago)
- Conservatory
- EPC Rating C
- uPVC Double Glazing
- Quality Finish Throughout
- South Facing Rear Garden
- Two Bathrooms
- Cul de Sac Location

Bedroom 1 15'1" x 8'10" (4.62m x 2.71m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 18'3" x 6'2" (5.58m x 1.90m)



uPVC double glazed windows to front and rear aspects, radiator, inset ceiling spotlights, laminate flooring

Bedroom 3 9'4" x 9'3" (2.87m x 2.84m)



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

Bedroom 4 9'4" x 6'8" (2.87m x 2.04m)



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

Family Bathroom 5'11" x 6'3" (1.82m x 1.91m)



white suite comprising; shower bath with shower over, low level w.c. and wash hand basin in vanity cabinet, chrome heated towel rail, tiled floor and walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

South Facing Rear Garden

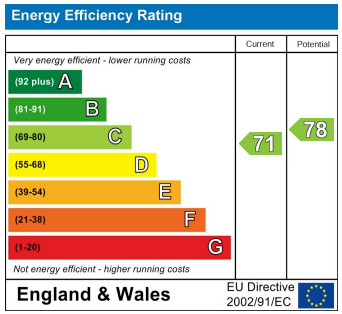
good sized rear garden with patio areas and lawn and shed

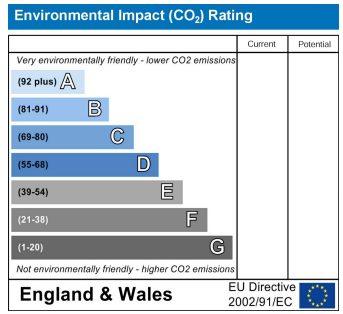
Front Garden

open plan front with lawn and paved driveway

Additional Information

Vendor advises the Tenure is Freehold
Council Tax Band : C
Local Authority : Sefton



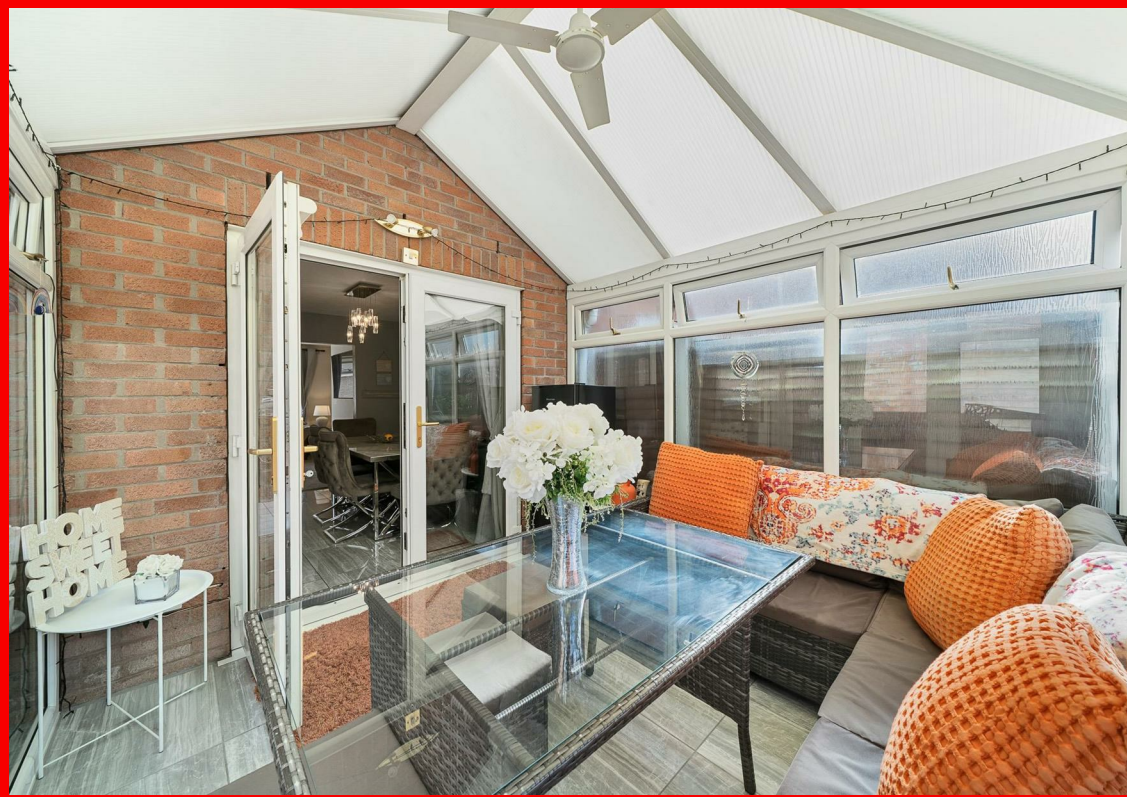











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