

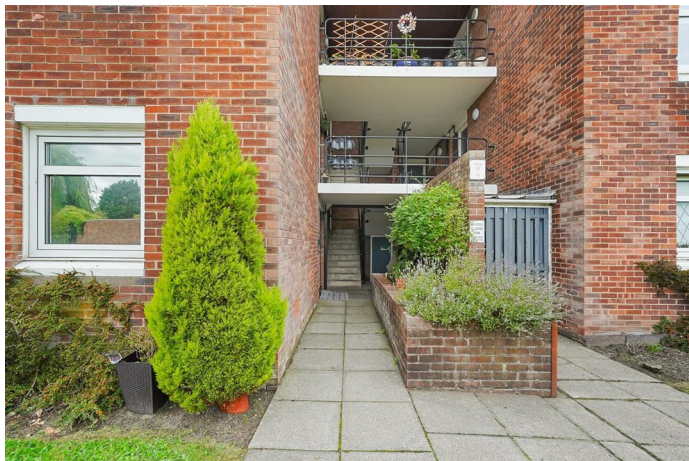


Grosvenor Waterford are delighted to offer for sale this spacious two double bedroom first floor apartment situated in a popular location of Netherton. The accommodation briefly comprises; entrance hall, living room, fitted kitchen, two double bedrooms with built in wardrobes and bathroom. The property also benefits from gas central heating, uPVC double glazing, a garage and lovely communal gardens and is offered with the added advantage of no ongoing chain. An early viewing is recommended for this great apartment, which would be of interest to a first time buyer, or downsizer.

£105,000



External Entrance and Stairs



open staircase with landings to each floor

Hall



entrance door, radiator, two built in cupboards

Living Room 10'10" x 26'3" (3.32m x 8.01m)



uPVC double glazed window to front aspect, two radiators, uPVC double opening windows to rear aspect

Kitchen 8'8" x 9'0" (2.66m x 2.76m)



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated eye level oven and gas hob with extractor over, tiled floor and walls, washing machine, uPVC double glazed window to rear aspect

- 2 Bedroom First Floor Apartment
- Gas Central Heating
- Garage
- EPC Rating C
- uPVC Double Glazing
- No Chain
- Communal Gardens

Bedroom 1 8'11" x 12'0" (2.72m x 3.68m)



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

Bedroom 2 8'10" x 12'0" (2.71m x 3.68m)



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

Bathroom 6'3" x 6'2" (1.91m x 1.90m)



white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, tiled walls, built in cupboards, uPVC double glazed window to side aspect

Outside

Communal Areas & Gardens



gardens to all sides with private off road parking to front

Garage



garage in part of detached block with up and over door

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.

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	



