



Netherton Green, Bootle, L30 7PA



BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN SOUGHT AFTER AREA, FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, GORGEOUS MODERN KITCHEN/DINER, DOWNSTAIRS WC, LARGE PLOT WITH GARDENS TO THE FRONT AND REAR, OFF ROAD PARKING- BE QUICK!

Situated in this sought after tucked away location, sits this detached family home that has been the subject of a complete renovation over the last two years. The property offers beautifully presented, spacious accommodation which would suite any family buyer or someone in need of a home office. The accommodation comprises entrance hallway, lounge, sitting room, kitchen/diner with French doors out onto the garden, utility room and downstairs WC to the ground floor. To the first floor are four double bedrooms and a modern family shower room. Externally there are gardens to the front and rear and off road parking for a number of cars. This is one not to be missed and we would strongly recommend an early viewing.

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Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



Alastair Saville Estate Agents
25 Central Square • Maghull • Liverpool • L31 0AE
138 Ormskirk Road • Old Roan • Liverpool • L10 3JG
Tel: 0151 520 0001 • Website: www.alastairsaville.com
Email: sales@alastairsaville.com • lettings@alastairsaville.com



£295,000



Property Features

- Detached Family Residence
- Sought After Location
- Beautifully Presented Throughout
- Four Double Bedrooms
- Modern Kitchen/ Diner And Shower Room

Full Description

ENTRANCE HALLWAY

18' 0" x 5' 10" (5.49m x 1.79m)

Double glazed Upvc door with floor to ceiling double glazed panels to either side and further floor to ceiling double glazed panel to the side. Staircase leading to the first floor landing. Under stairs storage cupboard. Wooden flooring. Radiator. Doors off to various rooms.

LOUNGE

14' 9" x 11' 3" (4.51m x 3.44m)

Double glazed Upvc window to the front. Feature gas fire with mantle, surround and hearth. Television point. Wooden flooring. Radiator.

SITTING ROOM

11' 4" x 7' 6" (3.46m x 2.30m)

Double glazed Upvc window to the front. Wooden flooring. Radiator.

KITCHEN/ DINER

26' 10" x 8' 9" (8.20m x 2.69m)

Double glazed Upvc window overlooking the gardens and double glazed Upvc French doors leading out to the rear gardens. Range of modern wall and base units incorporating worksurfaces with inset composite one and a half bowl sink and drainer with mixer tap over. Integrated double oven with four ring hob and extractor over. Integrated fridge freezer. Integrated dishwasher. Splash backs. Wooden flooring. Radiator. Door leading through to the

UTILITY ROOM

5' 11" x 5' 8" (1.82m x 1.74m)

Plumbing and space for washing machine, space for tumble drier and space for freestanding freezer. Wooden flooring. Radiator. Door leading into

WC

4' 5" x 3' 1" (1.35m x 0.96m)

Suite comprising WC and wash hand basin in vanity unit with storage beneath. Wooden flooring. Splash backs. Cupboard housing Worcester boiler.

FIRST FLOOR LANDING

11' 11" x 6' 10" (3.65m x 2.10m)

Doors off to various rooms. Loft access. Storage cupboard.

FRONT BEDROOM ONE

16' 2" maximum measurement x 11' 9" (4.94m (maximum measurement) x 3.59m)

Two double glazed Upvc windows to the front. Radiator.

FRONT BEDROOM TWO

12' 9" x 10' 4" (3.90m x 3.15m)

Double glazed Upvc window to the front. Radiator.

REAR BEDROOM THREE

12' 0" x 8' 10" (3.67m x 2.71m)

Double glazed Upvc window to the rear. Wooden flooring. Radiator.

REAR BEDROOM FOUR

10' 11" x 10' 4" (3.35m x 3.16m)

Double glazed Upvc window to the rear. Radiator.

SHOWER ROOM

6' 11" x 5' 6" (2.12m x 1.68m)

Double glazed Upvc window to the rear. Suite comprising double walk in shower with mains shower over, WC and pedestal wash hand basin. Tiled walls. Wooden flooring. Heated towel rail.

FRONT

To the front of the property is a driveway which offers off road parking for a number of cars. There is a gravelled path that leads to the front door and a section of lawn with flower and shrub borders. There is gated side access leading into the rear gardens.

REAR

The gardens are landscaped and fully enclosed. There is a patio area which is ideal for outdoor entertaining. There is a lawned section of gardens which are bordered by colourful flowers and shrubs. These gardens offer a good degree of privacy and are not overlooked to the rear.

AGENTS NOTE

Freehold

Council Tax Band D- Sefton Council

