



## 3 bed semi-detached house to buy in L30

Marina Crescent, Netherton, Bootle, Merseyside, L30 1RL

**£130,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ 3 Bedroom Semi Detached
- ✓ EPC Rating D
- ✓ No Chain
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

We are delighted to offer this extended three bedroom semi detached house situated in a popular location off Park Lane and convenient for local shops, schools and Aintree Station.

The spacious accommodation briefly comprises; entrance hall, living room and dining kitchen. To the first floor there are three bedrooms and a shower room. Outside there is a very good sized rear garden and walled front with open access to a paved driveway. The property also benefits from uPVC double glazing and gas central heating.

Offered with no ongoing chain this property would make a perfect family home - early viewing recommended.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

## Entrance Hall

uPVC double glazed front door and window, radiator, stairs to first floor



## Living Room

6.02m x 3.24m (19'9" x 10'7")

uPVC double glazed window to front aspect, gas fire in feature surround, radiator, uPVC double glazed patio doors to rear garden



## Extended Dining Kitchen

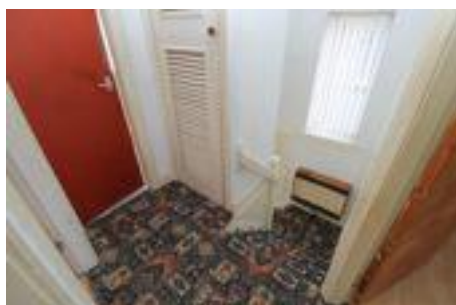
6.04m x 2.31m (19'9" x 7'6")

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, laminate flooring, tiled splashbacks, radiator, under stairs cupboard, uPVC double glazed windows to side and rear aspects



## Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space, wall mounted heater



## Bedroom 1

2.99m x 3.22m (9'9" x 10'6")

uPVC double glazed window to front aspect, radiator



## Bedroom 2

3.00m x 2.32m (9'10" x 7'7")

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



## Bedroom 3

2.61m x 2.35m (8'6" x 7'8")

uPVC double glazed window to rear aspect, radiator



## Shower Room

1.38m x 2.38m (4'6" x 7'9")

shower cubicle with electric shower, wash hand basin and low level w.c., radiator, tiled floor and walls, uPVC double glazed frosted window to front aspect



## Rear Garden

good sized rear garden laid mainly to lawn with borders

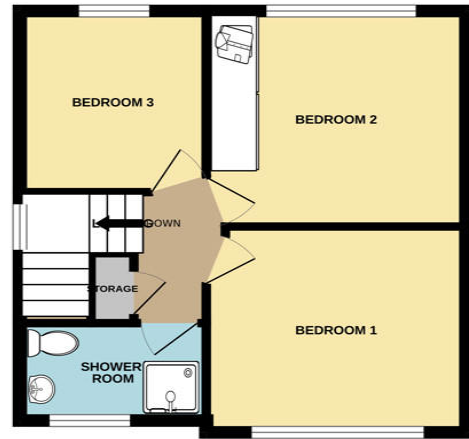
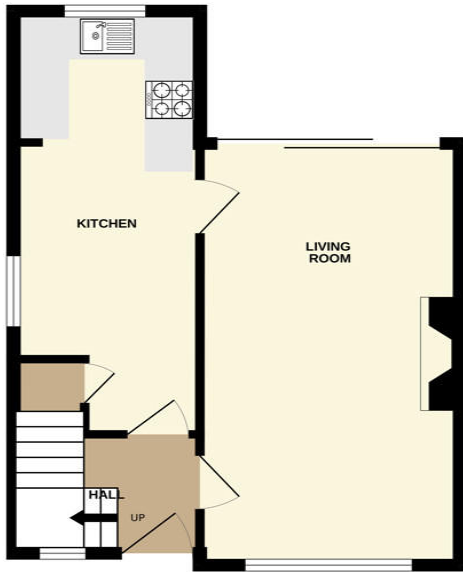


## Front Garden

walled front with gated access to paved driveway and gravel border, gated access to rear garden

GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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