



## 14 Pine Grove

Waterloo, Liverpool, L22 2AQ

**Offers over £210,000**



NO CHAIN

This extended, immaculate semi detached family home really does need to be seen. Offering an incredible amount of space, this three bedroom family home is located within a sought after position. A short stroll away are some of Crosby's finest schools. College Road, Crosby Village and St Johns Road with its selection of bars, shops and restaurants including fantastic transport links. Crosby Beach and local parks are within easy access.

The property briefly comprises of entrance porch, hallway, lounge, sitting room, kitchen and dining/family room to the ground floor together with three bedrooms and bathroom to the first floor. Outside is a sunny westerly facing garden and shared driveway. The property has been installed with a UPVC double glazing and a gas central heating system.



## PORCH

UPVC double glazed doors, Meter cupboards.

## HALLWAY

Entrance door and windows, radiator. Stairs to first floor with under stairs cupboard.

## LOUNGE 12'8" x 11'4" (3.88 x 3.46)

UPVC double glazed bay window, radiator. Living flame gas fire inset into feature stone wall. Double glazed doors leading to:

## SITTING ROOM 15'1" x 12'1" (4.61 x 3.69)

Radiator. Feature living flame gas fire inset into surround. Opening to:

## FAMILY/DINING ROOM

UPVC double glazed French doors leading to garden, UPVC double glazed door to side. Wall light points, radiator.

## KITCHEN 11'3" x 7'4" (3.44 x 2.26)

Range of units comprising of worktops inset with stainless steel sink unit with double drainer and splash backs. Plumbing for washing machine, space for gas cooker, space for fridge/freezer. Wood effect flooring. UPVC double glazed window to side.

## FIRST FLOOR LANDING

Airing cupboard, UPVC double glazed window.

## BEDROOM 1 11'11" x 11'5" (3.65 x 3.50)

UPVC double glazed window, radiator. Fitted wardrobes.

## BEDROOM 2 13'2" x 11'5" (4.02 x 3.50)

UPVC double glazed window, radiator. Fitted wardrobes.

## BEDROOM 3 9'10" x 6'11" (3.02 x 2.12)

UPVC double glazed window, radiator.

## BATHROOM 6'11" x 9'10" (2.12 x 3.00)

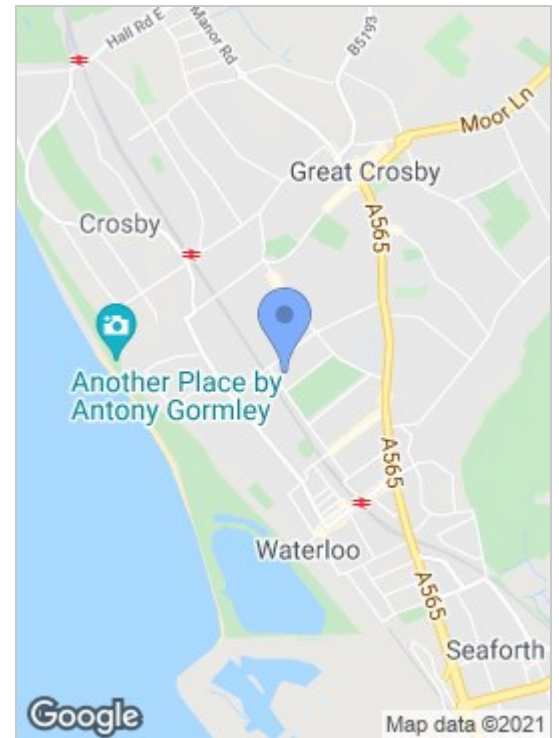
Step in double shower, low level WC, wash hand basin. Tiled walls. UPVC double glazed window.

## OUTSIDE

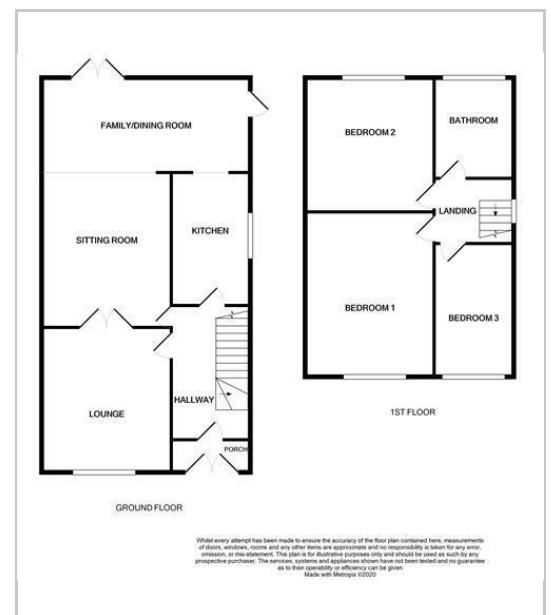
The rear garden offers a sunny westerly aspect. Paved for ease of maintenance having well stocked borders with mature plants and shrubs. Timber gate to side leading to shared driveway.

Front garden - paved for ease of maintenance (potential for off road parking subject to planning etc)

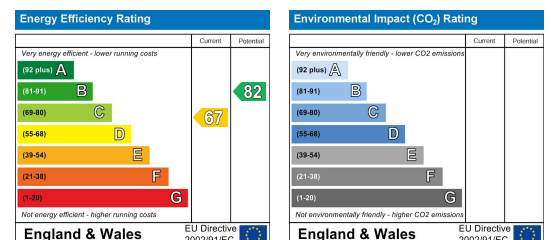
## Area Map



## Floor Plans



## Energy Efficiency Graph



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45-47 Liverpool Road, Crosby, Liverpool, L23 5SD

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 0151 909 3003

Email: crosby@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 0151 601 3003

Email: allerton@abode-group.co.uk

Web: www.abode-group.co.uk

Tel: 01704 827 402

Email: formby@abode-group.co.uk

Web: www.abode-group.co.uk